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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24B MOUNT PLEASANT ROAD BELMONT VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

Other

Suburb

Belmont

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

11 GILL STREET BELMONT VIC 3216	\$1,180,000	22-Jan-24
7 VICTORIA TERRACE BELMONT VIC 3216	\$1,060,000	19-Oct-23
33 RUGBY STREET BELMONT VIC 3216	\$1,000,000	30-Aug-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 07 February 2024



11 GILL STREET BELMONT VIC 3216 Sold Price ^{RS} **\$1,180,000** Sold Date **22-Jan-24**

3
 2
 2
 Distance **1.57km**



7 VICTORIA TERRACE BELMONT VIC 3216 Sold Price **\$1,060,000** Sold Date **19-Oct-23**

4
 1
 1
 Distance **1.14km**



33 RUGBY STREET BELMONT VIC 3216 Sold Price **\$1,000,000** Sold Date **30-Aug-23**

4
 2
 2
 Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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