



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**39-41 Roslyn Road,  
BELMONT 3216**

House

6 beds

4 baths

8 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$1,090,000**

### Median sale price

Median **House** for **BELMONT** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$535,000**

### Comparable property sales

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 the most comparable to the property for sale.

**26 Riverview Terrace,**  
Belmont 3216

**Price \$921,000** Sold 13 April  
2019

**198 High Street,**  
Belmont 3216

**Price \$910,000** Sold 12  
September 2018

**2 Peary Street,**  
Belmont 3216

**Price \$1,215,000** Sold 24  
November 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Highton

75 Barrabool Road,  
Highton VIC 3216

### Contact agents



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**RayWhite**