

## 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

6/101 ROSLYN ROAD BELMONT VIC 3216

### Indicative selling price

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

Single Price

\$440,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$522,500

Property type

Unit

Suburb

Belmont

Period-from

01 Mar 2023

to

29 Feb 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

1/252 HIGH STREET BELMONT VIC 3216	\$445,000	12-Oct-23
3/68 OBERON DRIVE BELMONT VIC 3216	\$443,500	11-May-23
2/18 HEREFORD DRIVE BELMONT VIC 3216	\$450,000	28-Apr-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: 05 March 2024



**1/252 HIGH STREET BELMONT VIC 3216**

Sold Price

**\$445,000**

Sold Date

**12-Oct-23**

 2  2  1

Distance

**0.66km**



**3/68 OBERON DRIVE BELMONT VIC 3216**

Sold Price

**\$443,500**

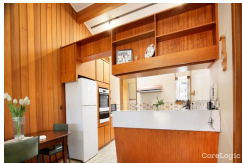
Sold Date

**11-May-23**

 2  1  1

Distance

**1.59km**



**2/18 HEREFORD DRIVE BELMONT VIC 3216**

Sold Price

**\$450,000**

Sold Date

**28-Apr-23**

 2  1  1

Distance

**1.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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