

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 2/8 Finchfield Lane, BELMONT 3216

#### Indicative selling price

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

**Range \$425,000 - \$445,000**

#### Median sale price

Median **Unit** for **BELMONT** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$400,000**

#### 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.

**1/330 High Street,**  
Belmont 3216

Price **\$400,000** Sold 26 July  
2019

**1/17 Colac Grove,**  
Belmont 3216

Price **\$419,000** Sold 17 April  
2019

**2/15 Arbour Grove ,**  
Belmont 3216

Price **\$38,000** Sold 17 June  
2019

This Statement of Information was prepared on 23rd Sep 2019

#### 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.

Unit



2 beds



1 bath



1 parking

#### Ray White Highton

75 Barrabool Road,  
Highton VIC 3216

#### Contact agents



**Adam Natonewski**  
Ray White

0419 611 121

[adam.natonewski@raywhite.com](mailto:adam.natonewski@raywhite.com)



**Nikolett Pesti**  
Ray White

0402 580 376

[nikolett.pesti@raywhite.com](mailto:nikolett.pesti@raywhite.com)

