



Statement of Information

**Single residential property located outside
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2/56 IONA AVENUE, BELMONT 3216

Indicative selling price

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

PRICE RANGE \$390,000 - \$415,000

Median sale price

(*Delete house or unit as applicable)

Median price \$380,000

*House

*Unit X

Suburb
or locality

BELMONT

Period - From 9/12/18

to 9/12/19

Source realestate.com.au

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	6/59 MT PLEASANT ROAD, BELMONT	\$375,000	28/5/19
2	1/330 HIGH STREET, BELMONT	\$400,000	8/8/19
3	2/156 SOUTH VALLEY ROAD, HIGHTON	\$410,000	7/10/19

This Statement of Information was prepared on 9 December 2019