

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

75 Oberon Drive 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

or range
between

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Belmont

Period-from

01 Feb 2019

to

31 Jan 2020

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

3 Kinsley Court Belmont VIC 3216	\$512,500	18-Oct-19
42 Learmouth Street Belmont VIC 3216	\$480,000	08-Jul-19
43 Learmouth Street Belmont VIC 3216	\$495,000	16-Jan-19

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: 14 February 2020



3 Kinsley Court Belmont VIC 3216

Sold Price

\$512,500

Sold Date

18-Oct-19

 4  2  2

Distance

0.24km



42 Learmouth Street Belmont VIC 3216

Sold Price

\$480,000

Sold Date

08-Jul-19

 3  2  -

Distance

0.45km



43 Learmouth Street Belmont VIC 3216

Sold Price

\$495,000

Sold Date

16-Jan-19

 3  2  2

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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