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 or locality andpostcode

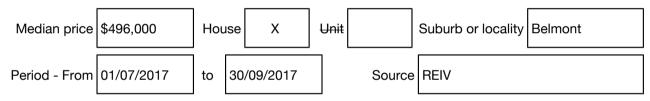
39 Nagle Drive, Belmont Vic 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$435,000	&	\$465,000
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Median sale price



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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	33 Colac Gr BELMONT 3216	\$470,000	20/09/2017
2	6 Brahman CI BELMONT 3216	\$466,000	28/10/2017
3	154 Francis St BELMONT 3216	\$442,000	29/09/2017

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 eighteen months.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

hockingstuart



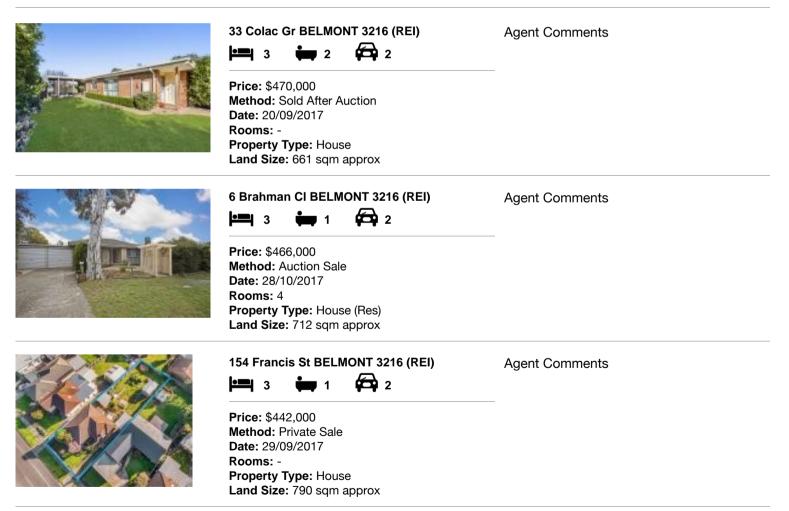


Rooms: Property Type: House Land Size: 650 sqm approx Indicative Selling Price \$435,000 - \$465,000 Median House Price September quarter 2017: \$496,000

Agent Comments

6/11/2017 OPPORTUNITY KNOCKS WITH THIS SOLID INVESTMENT. Situated in the increasingly popular suburb of Belmont, this beautifully maintained brick home has plenty of original features and is set on a generous 650m2 (approx.) level allotment.

Comparable Properties



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