

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 and postcode

39 Nagle Drive, Belmont Vic 3216

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$435,000

&

\$465,000

Median sale price

Median price \$496,000

House

X

Unit

Suburb or locality Belmont

Period - From 01/07/2017

to

30/09/2017

Source REIV

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.

	Address 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.



3
 1
 2

Rooms:**Property Type:** House**Land Size:** 650 sqm approx**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.

Indicative Selling Price

\$435,000 - \$465,000

Median House Price

September quarter 2017: \$496,000

Comparable Properties

**33 Colac Gr BELMONT 3216 (REI)****Agent Comments**

3
 2
 2

Price: \$470,000**Method:** Sold After Auction**Date:** 20/09/2017**Rooms:** -**Property Type:** House**Land Size:** 661 sqm approx**6 Brahman Cl BELMONT 3216 (REI)****Agent Comments**

3
 1
 2

Price: \$466,000**Method:** Auction Sale**Date:** 28/10/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 712 sqm approx**154 Francis St BELMONT 3216 (REI)****Agent Comments**

3
 1
 2

Price: \$442,000**Method:** Private Sale**Date:** 29/09/2017**Rooms:** -**Property Type:** House**Land Size:** 790 sqm approx