

## 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

4 CHURCH STREET BELMONT VIC 3216

### Indicative selling price

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

Single Price

or range  
between

\$529,000

&

\$559,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Belmont

Period-from

01 Apr 2022

to

31 Mar 2023

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

1/12 DUGGAN COURT HIGHTON VIC 3216	\$520,000	10-Mar-23
24/27-29 MONTAGUE STREET HIGHTON VIC 3216	\$527,500	02-Feb-23
1/18 AUTUMN STREET BELMONT VIC 3216	-	16-Mar-23

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: 05 April 2023



## 1/12 DUGGAN COURT HIGHTON VIC 3216

2 1 1

Sold Price

RS

\$520,000

Sold Date

10-Mar-23

Distance

1.93km



## 24/27-29 MONTAGUE STREET HIGHTON VIC 3216

2 1 1

Sold Price

\$527,500

Sold Date

02-Feb-23

Distance

2km



## 1/18 AUTUMN STREET BELMONT VIC 3216

2 1 1

Sold Price

RS UN

-

Sold Date

16-Mar-23

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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