

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**46 Walpole Avenue,
BELMONT 3216**

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range from \$ 519,000 - \$ 549,000

Median sale price

Median **House** for **Belmont** for period **Apr 2017 - May 2017**

Sourced from **Pricefinder**.

\$ 440,500

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

12 Victoria Terrace,
Belmont 3216

Price \$ 500,000 Sold 02 December 2016

41 South Street,
Belmont 3216

Price \$ 540,000 Sold 07 April 2017

41 Summit Avenue,
Belmont 3216

Price \$ 518,000 Sold 10 December 2016

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

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