



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**77 Apex Avenue,
BELMONT 3216**

Indicative selling price

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

Range \$355,000 - \$390,000

Median sale price

Median **House** for **BELMONT** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

\$530,000

Comparable property sales

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 the most comparable to the property for sale.

24 Cheryl Crescent,
Belmont 3216

Price **\$365,000** Sold 14 April
2019

10 Fairfield Avenue,
Belmont 3216

Price **\$387,000** Sold 18 May
2017

95 Settlement Road,
Belmont 3216

Price **\$372,000** Sold 14
February 2018

Additional Information

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.

House
3 beds 1 baths 1 parking

**Team 3216 Pty Ltd t/as
Hayeswinckle Agent**

79 Barrabool Road,
Highton VIC 3216

Contact agents



Stacey Billerwell Hayes

03 5229 4440
0419 713 330

stacey.hayes@hayeswinckle.com.au



Matthew Roberts

03 5222 6555
0488 616 754

matthew.roberts@hayeswinckle.com.au

[hayeswinckle]