

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**98 APEX AVENUE, BELMONT, VIC 3216**

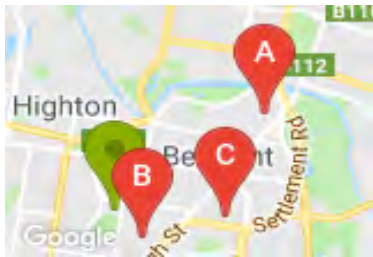
3 1 2

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$565,000 to \$595,000**

### MEDIAN SALE PRICE



**BELMONT, VIC, 3216**

Suburb Median Sale Price (House)

**\$530,000**

01 July 2018 to 30 June 2019

Provided by:

### COMPARABLE PROPERTIES

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.



**9 SOMMERS ST, BELMONT, VIC 3216**

3 1 1

#### Sale Price

**\*\*\$570,000**

Sale Date: 29/05/2019

Distance from Property: 2.4km



**28 HENRY ST, BELMONT, VIC 3216**

3 1 1

#### Sale Price

**\$561,000**

Sale Date: 06/04/2019

Distance from Property: 514m



**7 STORK AVE, BELMONT, VIC 3216**

3 1 4

#### Sale Price

**\$560,000**

Sale Date: 28/03/2019

Distance from Property: 1.4km



This report has been compiled on 15/08/2019 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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