

STATEMENT OF INFORMATION

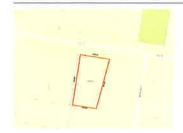
13 STORK AVENUE, BELMONT, VIC

PREPARED BY VANDERS REAL ESTATE, 152A HIGH STREET BELMONT



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 STORK AVENUE, BELMONT, VIC







Indicative Selling Price

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

Price Range:

\$480,000 to \$520,000

MEDIAN SALE PRICE



BELMONT, VIC, 3216

Suburb Median Sale Price (House)

\$510,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

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.



14 TORQUAY RD, BELMONT, VIC 3216







\$550,000

Sale Date: 22/02/2018

Distance from Property: 289m





15 STORK AVE, BELMONT, VIC 3216







Sale Price

\$530,000

Sale Date: 24/03/2018

Distance from Property: 19m





33 SCOTT ST, BELMONT, VIC 3216







Sale Price

\$517,000

Sale Date: 30/01/2017

Distance from Property: 901m







4 BATMAN CL, BELMONT, VIC 3216







Sale Price

\$515,000

Sale Date: 04/02/2017

Distance from Property: 978m





289 HIGH ST, BELMONT, VIC 3216









Sale Price

\$470,000

Sale Date: 11/02/2017







40 OBERON DR, BELMONT, VIC 3216







Sale Price

\$490,000

Sale Date: 25/02/2017







16 NOTT ST, BELMONT, VIC 3216



Distance from Property: 1km







Sale Price

\$455,000

Sale Date: 11/03/2017

Distance from Property: 820m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale Address Including suburb and 13 STORK AVENUE, BELMONT, VIC postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Price Range: \$480,000 to \$520,000 Median sale price **BELMONT** Suburb Median price House \$510,000 Unit 01 July 2017 to 30 June 2018 Period Source pricefinder

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 most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|----------------------------------|-----------|--------------|
| 14 TORQUAY RD, BELMONT, VIC 3216 | \$550,000 | 22/02/2018 |
| 15 STORK AVE, BELMONT, VIC 3216 | \$530,000 | 24/03/2018 |
| 33 SCOTT ST, BELMONT, VIC 3216 | \$517,000 | 30/01/2017 |
| 4 BATMAN CL, BELMONT, VIC 3216 | \$515,000 | 04/02/2017 |

| 289 HIGH ST, BELMONT, VIC 3216 | \$470,000 | 11/02/2017 |
|---------------------------------|-----------|------------|
| 40 OBERON DR, BELMONT, VIC 3216 | \$490,000 | 25/02/2017 |
| 16 NOTT ST, BELMONT, VIC 3216 | \$455,000 | 11/03/2017 |