

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



Sale Price

\$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



This report has been compiled on 24/07/2018 by Vanders Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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4 BATMAN CL, BELMONT, VIC 3216

 2  1  3

Sale Price

\$515,000

Sale Date: 04/02/2017

Distance from Property: 978m



289 HIGH ST, BELMONT, VIC 3216

 3  2  2

Sale Price

\$470,000

Sale Date: 11/02/2017

Distance from Property: 682m



40 OBERON DR, BELMONT, VIC 3216

 2  2  2

Sale Price

\$490,000

Sale Date: 25/02/2017

Distance from Property: 1km



16 NOTT ST, BELMONT, VIC 3216

 2  1  2

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
postcode

13 STORK AVENUE, BELMONT, VIC

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

Median price

\$510,000

House

X

Unit

Suburb

BELMONT

Period

01 July 2017 to 30 June 2018

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