



vanders

Real Estate

STATEMENT OF INFORMATION

26 HELENA STREET, BELMONT, VIC 3216

PREPARED BY VANDERS REAL ESTATE, 152A HIGH STREET BELMONT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 HELENA STREET, BELMONT, VIC 3216

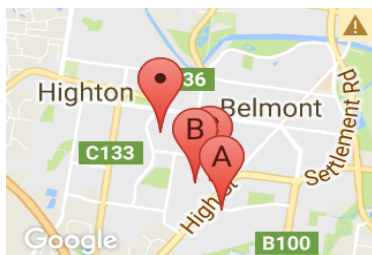
 3  1  4

Indicative Selling Price

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

Price Range: \$430,000 to \$470,000

MEDIAN SALE PRICE



BELMONT, VIC, 3216

Suburb Median Sale Price (House)

\$480,000

01 January 2017 to 31 December 2017

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.



11 KIDMAN AVE, BELMONT, VIC 3216

 3  1  1

Sale Price

\$441,000

Sale Date: 02/09/2017

Distance from Property: 1.4km



36 DAVIS ST, BELMONT, VIC 3216

 3  1  1

Sale Price

\$430,000

Sale Date: 25/10/2017

Distance from Property: 856m



17 SUMMIT AVE, BELMONT, VIC 3216

 1  1  -

Sale Price

\$470,000

Sale Date: 26/08/2017

Distance from Property: 940m



This report has been compiled on 13/02/2018 by Vanders Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

26 HELENA STREET, BELMONT, VIC 3216

Indicative selling price

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

Price Range:

\$430,000 to \$470,000

Median sale price

Median price

\$480,000

House

X

Unit


Suburb

BELMONT

Period

01 January 2017 to 31 December 2017

Source



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
11 KIDMAN AVE, BELMONT, VIC 3216	\$441,000	02/09/2017
36 DAVIS ST, BELMONT, VIC 3216	\$430,000	25/10/2017
17 SUMMIT AVE, BELMONT, VIC 3216	\$470,000	26/08/2017