

## 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 23 A APEX AVE , BELMONT

### Indicative selling price

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

Between \$549,000 & \$579,000

### Median sale price

Median price \$530,000 \*House ☐ \*Unit ☒ Suburb or locality Belmont  
Period - From 01/07/19 to 31/7/19 Source [pricefinder.com.au](http://pricefinder.com.au)

### 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
54 SHACKLETON ST , BELMONT, VIC 3216	\$590,000	2/08/2019
2/240 HIGH ST , BELMONT, VIC 3216	\$585,000	29/10/2019
4/30 CLARKE AVE , BELMONT, VIC 3216	\$550,000	4/08/2018

This statement of information was prepared on July 22nd, 2019