

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 42C Shackleton Street, Belmont

Indicative selling price

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

Single Price \$800,000

Median sale price

Median price \$400,000

*House

*Unit



Suburb or
locality Belmont

Period - From 01/07/2018 to 30/06/2019

Source 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
1/1 Victoria Terrace, BELMONT, VIC 3216	\$800,000	29/03/2019
1/101 Mt Pleasant Road, BELMONT, VIC 3216	\$785,000	19/03/2019
28/12 Balcombe Road, NEWTOWN, VIC 3220	\$825,000	27/07/2019