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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

53 Kidman Avenue Belmont VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$529,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Belmont

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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 Boolarong Drive Belmont VIC 3216	\$585,000	20-Jan-21
18 Mernda Parade Belmont VIC 3216	\$489,000	14-Nov-20
18 Cranmere Avenue Belmont VIC 3216	\$540,000	02-Feb-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 22 March 2021



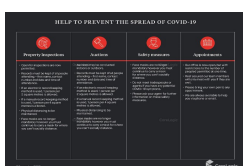
1 Boolarong Drive Belmont VIC 3216 Sold Price ^{RS} **\$585,000** Sold Date **20-Jan-21**

3 1 1 Distance **0.44km**



18 Mernda Parade Belmont VIC 3216 Sold Price **\$489,000** Sold Date **14-Nov-20**

2 1 1 Distance **0.55km**



18 Cranmere Avenue Belmont VIC 3216 Sold Price **\$540,000** Sold Date **02-Feb-21**

3 2 3 Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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