

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
locality and postcode

54 Apex Avenue, Belmont

Indicative selling price

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

Range Between

\$490,000

&

\$520,000

Median Sale Price

Median price

\$485,000

House

X

Suburb
or locality

Belmont

Period - From

01/01/2017

to

31/12/2017

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
1. 52 Summit Avenue, Belmont	\$517,000	08/12/2017
2. 14 Apex Avenue, Belmont	\$496,000	09/09/2017
3. 63 Summit Avenue, Belmont	\$472,000	11/11/2017

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Statement of Information

Sections 47AF of the Estate Agents Act 1980



54 Apex Avenue, Belmont

3 1 2

Indicative selling price: \$490,000 - \$520,000

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

Bed Bath Car

Belmont

Median House Price: \$485,000

Period From: 01/01/2017

Source: Pricfinder

Median Unit Price:

Period to: 31/12/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
52 Summit Avenue, Belmont	House	3	1	1	\$517,000	08/12/2017	650m2
14 Apex Avenue, Belmont	House	3	1	1	\$496,000	09/09/2017	709m2
63 Summit Avenue, Belmont	House	3	1	1	\$472,000	11/11/2017	709m2

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 15 February 2018

Agent Details

Jason Barnett AREI

0417 585 221

jason@barnettproperty.com.au