

Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/249 High Street,
BELMONT 3216

Indicative selling price

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

Range \$475,000 - \$520,000

Median sale price

Median **House** for **BELMONT** for period **Jan 2017 - Dec 2017**
Sourced from **Pricefinder**.

\$480,000

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 the most comparable to the property for sale.

1/8 Mt Pleasant Road,
Belmont 3216

Price **\$585,000** Sold 27
September 2017

3/221 Roslyn Road,
Belmont 3216

Price **\$430,000** Sold 07 July
2017

154 Roslyn Road,
Belmont 3216

Price **\$490,000** Sold 24
April 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

1 parking

**Team 3216 Pty Ltd t/as
Hayeswinckle Agent**

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Contact agents



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