

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



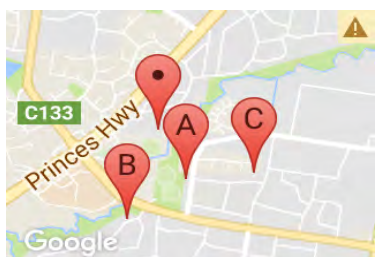
MEDIAN SALE PRICE

1/9 WAURN PARK COURT, BELMONT, VIC 2 1 1

Indicative Selling Price

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

Single Price: **\$385,000**



BELMONT, VIC, 3216

Suburb Median Sale Price (Unit)

\$350,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



2/142 CHURCH ST, GROVEDALE, VIC 3216 2 1 1

Sale Price

***\$345,000**

Sale Date: 27/02/2018

Distance from Property: 392m



1/12 MEADOWVALE DR, GROVEDALE, VIC 2 1 2

Sale Price

****\$380,000**

Sale Date: 01/05/2018

Distance from Property: 670m



1/6 VERDAL CRT, GROVEDALE, VIC 3216 2 1 1

Sale Price

\$349,500

Sale Date: 17/01/2018

Distance from Property: 694m



This report has been compiled on 05/06/2018 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/9 WAURN PARK COURT, BELMONT, VIC 3216

Indicative selling price

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

Single Price:

\$385,000

Median sale price

Median price

\$350,000

House

X

Unit

Suburb

BELMONT

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
2/142 CHURCH ST, GROVEDALE, VIC 3216	*\$345,000	27/02/2018
1/12 MEADOWVALE DR, GROVEDALE, VIC 3216	**\$380,000	01/05/2018
1/6 VERDAL CRT, GROVEDALE, VIC 3216	\$349,500	17/01/2018