

Oberon South Primary School

Waurin Ponds Creek Reserve

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 9 Southdown Crescent, BELMONT 3216

Indicative selling price

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

Range \$450,000 - \$490,000

Median sale price

Median **House** for **BELMONT** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$525,000

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.

42 Learmouth Street,
Belmont 3216

Price **\$480,000** Sold 08 July
2019

359 High Street,
Belmont 3216

Price **\$472,000** Sold 06
February 2019

2 Polwarth Crescent,
Belmont 3216

Price **\$482,500** Sold 01
October 2019

This Statement of Information was prepared on 11th Nov 2019

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

3 beds

2 baths

1 parking

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

79 Barrabool Road,
Highton VIC 3216

Contact agents



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