hockingstuart

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 JAMES STREET, BELMONT, VIC 3216







Indicative Selling Price

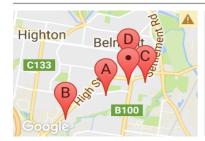
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$430,000 to \$450,000

Provided by: Jake Carnell, Hocking Stuart Geelong

MEDIAN SALE PRICE



BELMONT, VIC, 3216

Suburb Median Sale Price (House)

\$476,500

01 January 2017 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



13 PICKETT CRES, BELMONT, VIC 3216







Sale Price

\$462,000

Sale Date: 01/04/2017

Distance from Property: 661m





\$480,002

Sale Date: 15/02/2017





Distance from Property: 1.9km





9 CORNISH AVE, BELMONT, VIC 3216







Sale Price

*\$458.500

Sale Date: 08/07/2017

Distance from Property: 432m



hockingstuart







Sale Price \$430,000

Sale Date: 03/06/2017

Distance from Property: 552m



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 postcode	2 JAMES STREET, BELMONT, VIC 3216
---	-----------------------------------

Indicative selling price

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

Price Range: \$430,000 to \$450,000

Median sale price

Median price	\$476,500	House	Unit	Suburb	BELMONT	
Period	01 January 2017 to 30 June 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
13 PICKETT CRES, BELMONT, VIC 3216	\$462,000	01/04/2017
2 ASHFORD CRT, BELMONT, VIC 3216	\$480,002	15/02/2017
9 CORNISH AVE, BELMONT, VIC 3216	*\$458,500	08/07/2017
39 DOROTHY AVE, BELMONT, VIC 3216	\$430,000	03/06/2017

