

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 JAMES STREET, BELMONT, VIC 3216

3 1 2

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: pricfinder

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

3 1 1

Sale Price

\$462,000

Sale Date: 01/04/2017

Distance from Property: 661m



2 ASHFORD CRT, BELMONT, VIC 3216

4 2 2

Sale Price

\$480,002

Sale Date: 15/02/2017

Distance from Property: 1.9km



9 CORNISH AVE, BELMONT, VIC 3216

3 1 1

Sale Price

***\$458,500**

Sale Date: 08/07/2017

Distance from Property: 432m



This report has been compiled on 16/08/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricfinder.com.au

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39 DOROTHY AVE, BELMONT, VIC 3216

 3  1  2

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

X

Unit

Suburb

BELMONT

Period

01 January 2017 to 30 June 2017

Source



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