

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**3/22 George Street,
BELMONT 3216**

Indicative selling price

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

Range \$465,000 - \$495,000

Median sale price

Median **House** for **BELMONT** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

\$490,000

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 the most comparable to the property for sale.

2/35 Digby Ave,
Belmont 3216

Price \$580,000 Sold 22
September 2017

19 South St,
Belmont 3216

Price \$527,000 Sold 22
February 2018

8 Bridge View St,
Belmont 3216

Price \$530,000 Sold 12
January 2018

This Statement of Information was prepared on 16th Sep 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



Yan Lin

03 5241 1488
0433 841 513
yan.lin@hayeswinckle.com.au



Matthew Roberts

5222 6555
0488 616 754
matthew.roberts@hayeswinckle.com.au

[**hayeswinckle**]