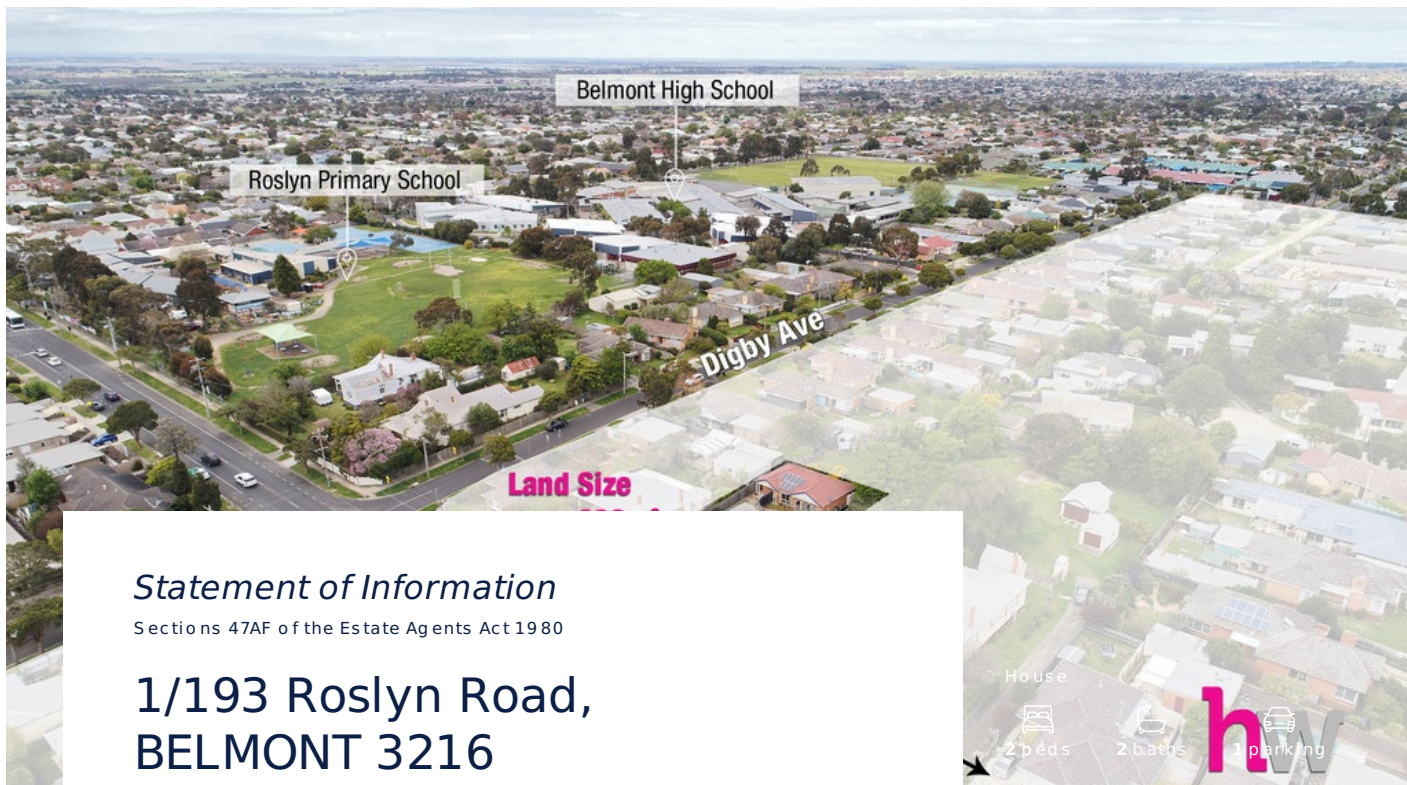




Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1/193 Roslyn Road,
BELMONT 3216**

Indicative selling price

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

**Range from \$499,500 -
\$549,000**

Median sale price

Median **House** for **BELMONT** for period **Jul 2016 - Jun 2017**

Sourced from **Pricefinder**.

\$320,000

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.

**7 Roberts Road ,
Belmont 3216**

Price \$595,000 Sold 25 August 2017

**1/164 Roslyn Road ,
Belmont 3216**

Price \$547,000 Sold 04 April 2017

**12 Gill Street,
Belmont 3216**

Price \$645,000 Sold 04 August 2017

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.

Contact agents

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**Team 3216 Pty Ltd t/as
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