Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

16/17 Colac Grove Belmont VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

395,000	&	\$415,000
,	395,000	395,000 &

Median sale price

(*Delete house or unit as applicable)

Median Price	\$401,750	Prop	erty type Unit		Suburb	Belmont	
Period-from	01 Jan 2019	to	31 Dec 2019	Source		Corelogic	

Comparable property sales (*Delete A or B below as applicable)

A* 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
15/17 Colac Grove Belmont VIC 3216	\$399,000	14-Sep-17
13/17 Colac Grove Belmont VIC 3216	\$399,000	02-Nov-17
12/17 Colac Grove Belmont VIC 3216	\$399,000	13-Oct-17

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 28 January 2020





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15/17 Colac Grove Belmont VIC 3216

Sold Price

\$399,000 Sold Date 14-Sep-17

2 2

Distance

0.01km



13/17 Colac Grove Belmont VIC 3216

Sold Price

Sold Date 02-Nov-17

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₾ 2

Distance

0.02km



12/17 Colac Grove Belmont VIC 3216

Sold Price

Sold Date

13-Oct-17

= 1

1 □ 1 Distance

0.03km

RS = Recent sale

un = Undisclosed Sale

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