

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 3 Scott Street, Belmont, VIC 3216

Indicative selling price

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

Single price or range between \$725,000 & \$750,000

Median sale price

Median price \$605,000 Property type House Suburb Belmont

Period - From 12/09/2020 to 11/03/2021 Source Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 4 Dorothy Avenue Belmont Vic 3216	\$722,000	05/12/2020
2 13 Spring Street Belmont Vic 3216	\$782,000	06/03/2021
3 1 Brocka Avenue Belmont Vic 3216	\$740,000	19/12/2020

This Statement of Information was prepared on: 11/03/2021

