

STATEMENT OF INFORMATION

1/10 HERBERT STREET, BELMONT, VIC 3216

PREPARED BY JASON BARNETT AREI, BARNETT REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/10 HERBERT STREET, BELMONT, VIC

2 1 2

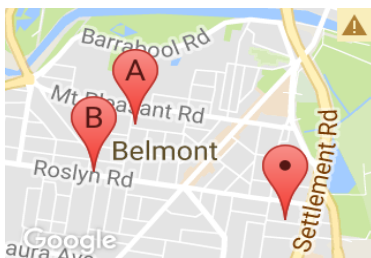
Indicative Selling Price

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

Single Price: **\$411,000**

Provided by: Jason Barnett AREI, Barnett Real Estate

MEDIAN SALE PRICE



BELMONT, VIC, 3216

Suburb Median Sale Price (Unit)

\$331,750

01 October 2016 to 30 September 2017

Provided by: pricefinder

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.



34 STEPHEN ST, BELMONT, VIC 3216

2 1 1

Sale Price

***\$425,000**

Sale Date: 14/11/2017

Distance from Property: 2km



76 REGENT ST, BELMONT, VIC 3216

2 1 1

Sale Price

\$425,000

Sale Date: 01/06/2017

Distance from Property: 1.2km



1/96 ROSLYN RD, BELMONT, VIC 3216

2 1 1

Sale Price

\$420,000

Sale Date: 22/02/2017

Distance from Property: 1.3km



This report has been compiled on 08/12/2017 by Barnett Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

1/10 HERBERT STREET, BELMONT, VIC 3216

Indicative selling price

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

Single Price:

\$411,000

Median sale price

Median price

\$331,750

House

Unit

X

Suburb

BELMONT

Period

01 October 2016 to 30 September 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
34 STEPHEN ST, BELMONT, VIC 3216	*\$425,000	14/11/2017
76 REGENT ST, BELMONT, VIC 3216	\$425,000	01/06/2017
1/96 ROSLYN RD, BELMONT, VIC 3216	\$420,000	22/02/2017