

Statement of Information

Sections 47AF of the Estate Agents Act 1980

43 Learmouth Street, BELMONT 3216

Indicative selling price

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

Range \$465,000 - \$510,000

Median sale price

Median **House** for **BELMONT** for period **Oct 2018 - Sep 2018**

Sourced from **Pricefinder**.

\$529,000

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.

10 Highmont Drive,
Belmont 3216

Price **\$500,000** Sold 25 May
2018

2 Edith Court,
Belmont 3216

Price **\$490,000** Sold 21 June
2018

37 Walpole Avenue,
Belmont 3216

Price **\$492,000** Sold 23 June
2018

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



2 parking

**Team 3220 Pty Ltd t/as
Hayeswinckle Agent**

2/318 Pakington Street,
Newtown VIC 3220

Contact agents



Michelle Winckle

03 5241 1488
0416 1179 78

michelle.winckle@hayeswinckle.com.au



Yan Lin

03 5241 1488
0433 841 513

yan.lin@hayeswinckle.com.au

[**hayeswinckle**]