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

2/10 CORNISH AVENUE BELMONT VIC 3216

Indicative selling price

Period-from

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

Single Price	or rang betwee	5 5/90 000	&	\$310,000					
Median sale price (*Delete house or unit as applicable)									
		[] [
Median Price	\$577,500	Property type	Unit	Suburb	Belmont				

30 Apr 2022

Source

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

01 May 2021

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.

to

Address of comparable property	Price	Date of sale	
16 DARGAI ROAD BELMONT VIC 3216	\$380,000	24-Jun-21	
14 URSA STREET BELMONT VIC 3216	\$310,000	22-Dec-21	
34 KILLARNEY AVENUE GROVEDALE VIC 3216	\$275,000	12-Feb-21	

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: 23 May 2022



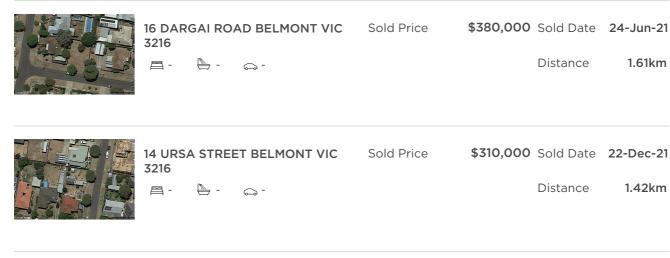
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consumer.vic.gov.au



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Constant of the second	34 KILLARNEY AVENUE GROVEDALE VIC 3216			Sold Price		\$275,000	Sold Date	12-Feb-21
	昌 -	-	-					Distance

RS = Recent sale UN = Undisclosed Sale

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