

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

7/59 MOUNT PLEASANT ROAD 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)

Single Price

or range
between

\$489,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

Belmont

Period-from

01 May 2023

to

30 Apr 2024

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

2/6 CROWS ROAD BELMONT VIC 3216	540000	17-Jan-24
9/59 MOUNT PLEASANT ROAD BELMONT VIC 3216	490000	20-Mar-24
3/10 HERBERT STREET BELMONT VIC 3216	525000	31-Jan-24

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 2024



2/6 CROWS ROAD BELMONT VIC 3216

2 2 1

Sold Price

540000

Sold Date

17-Jan-24

Distance

1.79km



9/59 MOUNT PLEASANT ROAD BELMONT VIC 3216

2 1 1

Sold Price

^{RS} **490000**

Sold Date

20-Mar-24

Distance

0.03km



3/10 HERBERT STREET BELMONT VIC 3216

2 1 1

Sold Price

525000

Sold Date

31-Jan-24

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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