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

40 MARJORIE 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 | Single Price | | ge \$595,000 | & | \$645,000 | | | |
|---|--------------|---------------|--------------|--------|-----------|--|--|--|
| Median sale price (*Delete house or unit as applicable) | | | | | | | | |
| Median Price | \$685,000 | Property type | House | Suburb | Belmont | | | |

31 Aug 2024

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

01 Sep 2023

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 | |
|------------------------------------|-----------|--------------|--|
| 8 MARJORIE AVENUE BELMONT VIC 3216 | \$640,000 | 03-Apr-24 | |
| 63 SUMMIT AVENUE BELMONT VIC 3216 | \$625,000 | 04-Sep-24 | |
| 45 PAVO STREET BELMONT VIC 3216 | \$600,000 | 19-Nov-23 | |

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: 11 September 2024

Source



Corelogic

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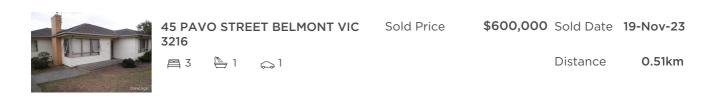
- P 0352411888
- M 0433521547
- E kristy.wild@stockdaleleggo.com.au



| | 8 MARJORIE AVENUE BELMONT VIC 3216 | | | Sold Price | \$640,000 | Sold Date | 03-Apr-24 |
|-----------|---------------------------------------|---|-----|------------|-----------|-----------|-----------|
| Corelogie | 昌 3 | 1 | ⇔ 3 | | | Distance | 0.24km |



| | 63 SUMMIT AVENUE BELMONT VIC Sold Price 3216 | | | | RS | \$625,000 | Sold Date | 04-Sep-24 | |
|-----|--|---|----------------|--|----|-----------|-----------|-----------|--------|
| gsa | | 1 | Ģ ¹ | | | | | Distance | 0.33km |



RS = Recent sale UN = Undisclosed Sale

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