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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

2/42 Apex Avenue 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

\$485,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$462,500

Property type

Unit

Suburb

Belmont

Period-from

01 Jun 2020

to

31 May 2021

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

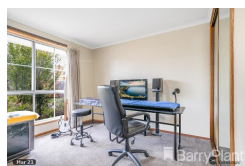
Date of sale

4/2 Eton Road Belmont VIC 3216	\$450,000	20-Mar-21
3/177 Roslyn Road Belmont VIC 3216	\$485,000	10-Mar-21
1/24 Prospect Avenue Belmont VIC 3216	\$430,000	31-Mar-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: 16 June 2021



4/2 Eton Road Belmont VIC 3216

Sold Price

^{RS} \$450,000 Sold Date 20-Mar-21

2 1 1

Distance 0.68km



3/177 Roslyn Road Belmont VIC 3216

Sold Price

^{RS} \$485,000 Sold Date 10-Mar-21

3 1 1

Distance 0.69km



1/24 Prospect Avenue Belmont VIC 3216

Sold Price

^{RS} \$430,000 Sold Date 31-Mar-21

2 1 1

Distance 1.15km

RS = Recent sale

UN = Undisclosed Sale

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