

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

8 MITCHELL STREET 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

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Belmont

Period-from

01 May 2022

to

30 Apr 2023

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

13 CHURCH STREET BELMONT VIC 3216	805000	15-Feb-23
28 FRANCIS STREET BELMONT VIC 3216	775000	08-Feb-23
38 DAVIS STREET BELMONT VIC 3216	620000	08-Mar-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: 02 May 2023

**13 CHURCH STREET BELMONT VIC 3216**

Sold Price

^{RS} **805000** ^{UN}Sold Date **15-Feb-23**

3

1

2

Distance **0.47km****28 FRANCIS STREET BELMONT VIC 3216**

Sold Price

^{RS} **775000** ^{UN}Sold Date **08-Feb-23**

3

1

1

Distance **0.11km****38 DAVIS STREET BELMONT VIC 3216**

Sold Price

^{RS} **620000**Sold Date **08-Mar-23**

3

1

2

Distance **1.82km****RS** = Recent sale**UN** = Undisclosed Sale

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