



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**7/52 Torquay Road,
BELMONT 3216**

House

4 beds

2 baths

2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$345,000 - \$365,000

Median sale price

Median **House** for **BELMONT** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

\$492,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

43 Mernda Parade,
Belmont 3216

Price \$363,000 Sold 23
January 2018

95 Settlement Road,
Belmont 3216

Price \$372,000 Sold 20
February 2018

10 Fairfield Avenue,
Belmont 3216

Price \$387,000 Sold 18 May
2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

**Team 3216 Pty Ltd t/as
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Contact agents



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