

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**42A Digby Avenue,
BELMONT 3216**

Indicative selling price

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

Range \$735,000 - \$775,000

Median sale price

Median **House** for **BELMONT** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

\$490,000

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.

5 Clarke Ave.,
Belmont 3216

Price \$800,000 Sold 05
February 2018

10 Brocka Ave.,
Belmont 3216

Price \$787,000 Sold 11
November 2017

7 Scott St.,
Belmont 3216

Price \$785,000 Sold 27
November 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.

House
3 beds 2 baths 2 parking

**Team 3216 Pty Ltd t/as
Hayeswinckle Agent**

79 Barrabool Road,
Highton VIC 3216

Contact agents



Michelle Winckle

03 5241 1488
0416 1179 78

michelle.winckle@hayeswinckle.com.au



Keith Fisher

03 5241 1488
0408 944 728

keith.fisher@hayeswinckle.com.au

[**hayeswinckle**]