

Statement of Information

Sections 47AF of the Estate Agents Act 1980



14 Cranmere Avenue, Belmont

4 2 2

Indicative selling price: \$420,000 - \$460,000

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

Bed Bath Car

Belmont

Median House Price: \$461,000

Period From: 01/07/2016

Source: Pricfinder

Median Unit Price:

Period to: 30/06/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
9 Highmont Drive, Belmont	House	4	2	2	\$440,000	12/05/2017	669m2
3 Southdown Crescent, Belmont	House	3	2	2	\$426,000	06/07/2017	732m2
29 Waurnvale Drive, Belmont	House	4	2	2	\$435,000	23/03/2017	655m2

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 28 August 2017

Agent Details

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