

LAND SIZE
700m²
Approx

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**61 Laura Avenue,
BELMONT 3216**

Indicative selling price

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

Range \$480,000 - \$520,000

Median sale price

Median **House** for **BELMONT** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

\$507,750

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.

**18 Hill Street,
Belmont 3216**

Price **\$531,000** Sold 28 April 2018

**34 Davis St,
Belmont 3216**

Price **\$477,000** Sold 09 May 2018

**49 Laura Avenue,
Belmont 3216**

Price **\$520,000** Sold 24 March 2018

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 1 baths 1 parking

**Team 3219 Pty Ltd t/as
Hayeswinckle Agent**

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Contact agents



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