

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**72 CAMBRA ROAD, BELMONT, VIC 3216**

3 2 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$475,000**

Provided by: matthewroberts, Hocking Stuart Geelong

## MEDIAN SALE PRICE



**BELMONT, VIC, 3216**

Suburb Median Sale Price (House)

**\$480,000**

01 January 2017 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**2/9 THE AVE, BELMONT, VIC 3216**

3 2 2

Sale Price

**\$585,000**

Sale Date: 25/03/2017

Distance from Property: 1.1km



**2/20 MITCHELL ST, BELMONT, VIC 3216**

3 2 2

Sale Price

**\$525,000**

Sale Date: 08/02/2017

Distance from Property: 1.4km



**152 ROSLYN RD, BELMONT, VIC 3216**

3 1 1

Sale Price

**\$500,000**

Sale Date: 01/02/2017

Distance from Property: 1.1km



This report has been compiled on 13/09/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

72 CAMBRA ROAD, BELMONT, VIC 3216

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$475,000

Median sale price

Median price

\$480,000

House

X

Unit


Suburb

BELMONT

Period

01 January 2017 to 30 June 2017

Source



Comparable property sales

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
2/9 THE AVE, BELMONT, VIC 3216	\$585,000	25/03/2017
2/20 MITCHELL ST, BELMONT, VIC 3216	\$525,000	08/02/2017
152 ROSLYN RD, BELMONT, VIC 3216	\$500,000	01/02/2017