

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 PEARY STREET BELMONT VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$940,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Belmont

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

10 EMERALD COURT BELMONT VIC 3216	915000	08-Mar-23
23 HILL STREET BELMONT VIC 3216	1034000	18-Feb-23
38 CAMBRIDGE STREET BELMONT VIC 3216	1220000	24-Jan-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 27 June 2023



10 EMERALD COURT BELMONT VIC 3216

Sold Price 915000 Sold Date 08-Mar-23

4 2 2

Distance **1.09km**



23 HILL STREET BELMONT VIC 3216

Sold Price

1034000 Sold Date 18-Feb-23

4 2 2

Distance **0.89km**



38 CAMBRIDGE STREET BELMONT VIC 3216

Sold Price

1220000 Sold Date 24-Jan-23

4 1 1

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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