

## 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

5/21 ALBERT TERRACE BELMONT VIC 3216

### Indicative selling price

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

Single Price

or range  
between

\$395,000

&

\$434,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$584,500

Property type

Unit

Suburb

Belmont

Period-from

01 Nov 2021

to

31 Oct 2022

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

1/7 FERNDAL PARADE HIGHTON VIC 3216	445000	29-Aug-22
8/45 BARRABOOL ROAD HIGHTON VIC 3216	417500	17-Sep-22
5/159 ROSLYN ROAD BELMONT VIC 3216	330500	01-Jun-22

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: 30 November 2022

**1/7 FERNDALE PARADE HIGHTON  
VIC 3216**

Sold Price

**445000** Sold Date **29-Aug-22**

2 1 1

Distance **0.9km****8/45 BARRABOOL ROAD HIGHTON  
VIC 3216**

Sold Price

<sup>RS</sup> **417500** Sold Date **17-Sep-22**

2 1 1

Distance **0.86km****5/159 ROSLYN ROAD BELMONT  
VIC 3216**

Sold Price

**330500** Sold Date **01-Jun-22**

1 1 1

Distance **0.83km****RS** = Recent sale**UN** = Undisclosed Sale

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