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

256A High 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	\$579,000	&	\$619,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$480,000	Property type		Unit		Suburb	Belmont
Period-from	01 May 2020	to	30 Apr 2	2021	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	
6/27 Mount Pleasant Road Belmont VIC 3216	\$615,000	04-Dec-20	
22/61 Bailey Street Belmont VIC 3216	\$600,000	22-Mar-21	
2/32 Pavo Street Belmont VIC 3216	\$600,000	22-Jan-21	

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: 28 May 2021



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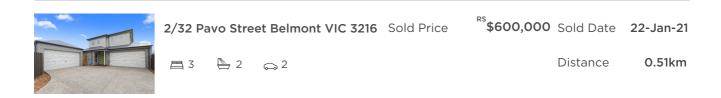


6/27 Mount Pleasant Road Belmont VIC 3216			Sold Price	\$615,000	Sold Date 04-Dec-20		
昌 3	2	⇔ ²			Distance	1.36km	



 22/61 Bailey Street Belmont VIC
 Sold Price
 \$600,000
 Sold Date
 22-Mar-21

 3216
 Distance
 1.37km



RS = Recent sale UN = Undisclosed Sale

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