

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

43 OBERON DRIVE 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

\$649,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Belmont

Period-from

01 Sep 2021

to

31 Aug 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

6 KINSLEY COURT BELMONT VIC 3216	657000	29-Jul-22
14 WALPOLE AVENUE BELMONT VIC 3216	720000	01-Jul-22
13 POPLAR COURT BELMONT VIC 3216	660000	05-Aug-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 September 2022



6 KINSLEY COURT BELMONT VIC 3216

3 1 1

Sold Price

657000

Sold Date

29-Jul-22

Distance

0.7km



14 WALPOLE AVENUE BELMONT VIC 3216

4 2 2

Sold Price

720000

Sold Date

01-Jul-22

Distance

0.48km



13 POPLAR COURT BELMONT VIC 3216

3 1 2

Sold Price

^{RS} **660000**

Sold Date

05-Aug-22

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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