

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

10 Rigo 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Belmont

Period-from

01 Jan 2021

to

31 Dec 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

44 Laura Avenue Belmont VIC 3216	\$772,000	16-Oct-21
47 Apex Avenue Belmont VIC 3216	\$781,000	06-Nov-21
3 Sullivan Court Belmont VIC 3216	\$790,000	17-Jul-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: 12 January 2022



44 Laura Avenue Belmont VIC 3216 Sold Price **\$772,000** Sold Date **16-Oct-21**

 4  2  1

Distance **0.22km**



Vaccination certificate to be shown at all open for inspections & auctions to align with new Victorian Government requirements.
 For buyers who are not fully vaccinated, please call to arrange your own private viewing.



47 Apex Avenue Belmont VIC 3216 Sold Price ^{RS} **\$781,000** Sold Date **06-Nov-21**

 3  1  2

Distance **0.31km**



3 Sullivan Court Belmont VIC 3216 Sold Price **\$790,000** Sold Date **17-Jul-21**

 3  1  2

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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