

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

3/7-8 CAMDELL COURT 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

\$499,999

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Belmont

Period-from

01 Jul 2021

to

30 Jun 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

2/49 OBERON DRIVE BELMONT VIC 3216	515000	19-May-22
1/7-8 CAMDELL COURT BELMONT VIC 3216	515000	02-Jun-22
5/7-8 CAMDELL COURT BELMONT VIC 3216	530000	28-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: 26 July 2022

**2/49 OBERON DRIVE BELMONT
VIC 3216**

2 1 1

Sold Price

515000Sold Date **19-May-22**Distance **0.18km****1/7-8 CAMDELL COURT BELMONT
VIC 3216**

2 1 1

Sold Price

Sold Date **02-Jun-22**Distance **0.03km****5/7-8 CAMDELL COURT BELMONT
VIC 3216**

2 1 1

Sold Price

^{RS}**530000**Sold Date **28-Jun-22**Distance **0.03km****RS** = Recent sale**UN** = Undisclosed Sale

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