



Statement of Information

Sections 47AF of the Estate Agents Act 1980

7 James Street,
BELMONT 3216

House


3 beds


1 baths


1 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

**Range from \$365,000 -
\$400,000**

Median sale price

Median **House** for **BELMONT** for period **Jul 2016 - Jun 2017**
Sourced from **Pricefinder**.

\$460,000

Comparable property sales

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 the most comparable to the property for sale.

10 Fairfield Avenue, Price **\$387,000** Sold 18 May 2017
Belmont 3216

1 Woolvet Avenue, Price **\$395,000** Sold 05 August 2017
Belmont 3216

58 Kidman Avenue, Price **\$386,500** Sold 25 February 2017
Belmont 3216

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

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