



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**5 Clarke Avenue,
BELMONT 3216**

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$750,000 - \$800,000

Median sale price

Median **House** for **BELMONT** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

\$466,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**32 Roslyn Road,
BELMONT 3216**

Price \$812,500 Sold 02
September 2017

**13 Barrabool Rd,
BELMONT 3216**

Price \$780,000 Sold 07
October 2017

**10 Riverglen Crt,
BELMONT 3216**

Price \$800,000 Sold 17
August 2016

Additional Information

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



Michelle Winckle

03 5241 1488

0416 1179 78

michelle.winckle@hayeswinckle.com.au



Yan Lin

03 5241 1488

0433 841 513

yan.lin@hayeswinckle.com.au

[hayeswinckle]