

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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 \$269,000 & \$299,000

Median sale price

(*Delete house or unit as applicable)

Median price \$320,000 *House ☐ *unit ☒ Suburb or locality BELMONT
Period - From 18/8/17 to 4/9/17 Source RP DATA

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 1/29 STORK AVENUE	\$385,000	30/8/2017
2 2/21 CLARKE AVE	\$356,000	4/9/2017
3 5/3 HAGAN COURT	\$ 255,000	18/8/2017