

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 ELIZABETH STREET, BELMONT, VIC

 4  2  2

Indicative Selling Price

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

Price Range: \$660,000 to \$720,000

MEDIAN SALE PRICE



BELMONT, VIC, 3216

Suburb Median Sale Price (House)

\$492,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



6 ROTHERHAM ST, BELMONT, VIC 3216

 3  2  4

Sale Price

***\$650,000**

Sale Date: 18/01/2018

Distance from Property: 1.2km



19 REGENT ST, BELMONT, VIC 3216

 3  1  2

Sale Price

\$678,000

Sale Date: 20/12/2017

Distance from Property: 249m



24 CULBIN AVE, BELMONT, VIC 3216

 3  1  4

Sale Price

\$686,000

Sale Date: 09/12/2017

Distance from Property: 757m



This report has been compiled on 01/05/2018 by Vanders Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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7 GLENARA CRT, BELMONT, VIC 3216

 3  1  3

Sale Price

\$735,000

Sale Date: 06/12/2017

Distance from Property: 354m



221 HIGH ST, BELMONT, VIC 3216

 3  1  1

Sale Price

\$675,000

Sale Date: 21/10/2017

Distance from Property: 286m



34 CAMBRIDGE ST, BELMONT, VIC 3216

 2  1  1

Sale Price

\$652,000

Sale Date: 27/11/2017

Distance from Property: 628m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 ELIZABETH STREET, BELMONT, VIC 3216

Indicative selling price

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

Price Range:

\$660,000 to \$720,000

Median sale price

Median price

\$492,000

House

X

Unit

Suburb

BELMONT

Period

01 April 2017 to 31 March 2018

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6 ROTHERHAM ST, BELMONT, VIC 3216	*\$650,000	18/01/2018
19 REGENT ST, BELMONT, VIC 3216	\$678,000	20/12/2017
24 CULBIN AVE, BELMONT, VIC 3216	\$686,000	09/12/2017
7 GLENARA CRT, BELMONT, VIC 3216	\$735,000	06/12/2017

221 HIGH ST, BELMONT, VIC 3216	\$675,000	21/10/2017
34 CAMBRIDGE ST, BELMONT, VIC 3216	\$652,000	27/11/2017