



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 27 Francis Street, BELMONT 3216

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$525,000 - \$575,000**

#### Median sale price

Median **House** for **BELMONT** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$525,000**

#### 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.

**26 Corio Street,**  
Belmont 3216

**Price \$550,000** Sold 15  
November 2018

**74 High Street,**  
Belmont 3216

**Price \$580,000** Sold 27 July  
2019

**11 Perth Street,**  
Belmont 3216

**Price \$536,000** Sold 27 April  
2019

This Statement of Information was prepared on 12th Nov 2019

#### 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.

#### Ray White Highton

75 Barrabool Road,  
Highton VIC 3216

#### Contact agents



**Matthew Constantine**  
Ray White

0401 393 993

[matthew.constantine@raywhite.com](mailto:matthew.constantine@raywhite.com)



**Matthew Hunt**  
Ray White

(03) 5241 1331  
0433 176 611

[matthew.hunt@raywhite.com](mailto:matthew.hunt@raywhite.com)

**RayWhite**