

Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/32 Southdown Crescent, BELMONT 3216

Indicative selling price

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

Single price \$365,000

Median sale price

Median **House** for **BELMONT** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

\$350,000

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.

2/4 Cornish Avenue,
Belmont 3216

Price \$301,600 Sold 23
January 2018

4/2 Vivian Street,
Belmont 3216

Price \$360,000 Sold 20
December 2017

3/33 Mernda Parade,
Belmont 3216

Price \$395,000 Sold 11
November 2017

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.

House



2 beds



1 baths



1 parking

**Team 3216 Pty Ltd t/as
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Contact agents



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