



Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/151 Roslyn Road, BELMONT 3216

Indicative selling price

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

Range \$465,000 - \$495,000

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.

2/193 Roslyn Road,
Belmont 3216

Price **\$485,000** Sold 18 April
2018

2 Tasman Avenue,
Belmont 3216

Price **\$490,575** Sold 19 April
2018

28 Homewood Lane,
Highton 3216

Price **\$475,000** Sold 28
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.

Team 3216 Pty Ltd t/as Hayeswinckle Agent

79 Barrabool Road,
Highton VIC 3216

Contact agents



Ray Rounds

03 5241 1488
0417 335 576

ray.rounds@hayeswinckle.com.au



Nyree Cartwright

03 5241 1488

nyree.cartwright@hayeswinckle.com.au

[**hayeswinckle**]