# Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

### 1/7-9 TASMAN AVENUE BELMONT VIC 3216

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or rang betwee	′ ∖ <u>\$870000</u>	&	\$920,000						
Median sale price										
(*Delete house or unit as applicable)										
Median Price	\$685,000	Property type	Other	Suburb	Belmont					

31 Mar 2025

Source

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

01 Apr 2024

**A\*** 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.

to

Address of comparable property	Price	Date of sale	
42A DIGBY AVENUE BELMONT VIC 3216	\$900,000	11-Jul-24	
2/8 BUNDOORA CRESCENT HIGHTON VIC 3216	\$893,000	08-Aug-24	
11A ADDIS STREET GEELONG WEST VIC 3218	\$920,000	28-Feb-25	

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 24 April 2025



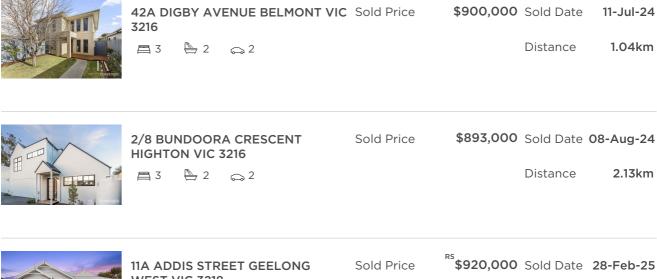
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11A ADDIS STREET GEELONG WEST VIC 3218		Sold Price	<sup>RS</sup> \$920,000	Sold Date	28-Feb-25	
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RS = Recent sale UN = Undisclosed Sale

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