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	2/32 WINTER STREET BELMONT VIC 3216

Indicative selling price

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

~~Single Price~~		or range between	$480,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$518,000	Property type	Unit	Suburb	Belmont
Period-from	01 Sep 2023	to	31 Aug 2024	Source	Corelogic

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

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.

Address of comparable property	Price	Date of sale
1/1 ELIZABETH STREET BELMONT VIC 3216	570000	17-Apr-24
3/23 LEARMOUTH STREET BELMONT VIC 3216	505000	17-Apr-24
2/34 LAURA AVENUE BELMONT VIC 3216	570000	29-Jun-24

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: 03 September 2024

OBrien Real Estate

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1/1 ELIZABETH STREET BELMONT VIC 3216

2 1 1

Sold Price **570000** Sold Date **17-Apr-24**

Distance **1.55km**



3/23 LEARMOUTH STREET BELMONT VIC 3216

2 1 1

Sold Price **505000** Sold Date **17-Apr-24**

Distance **1.25km**



2/34 LAURA AVENUE BELMONT VIC 3216

2 1 1

Sold Price RS **570000** Sold Date **29-Jun-24**

Distance **1.73km**

RS = Recent sale **UN** = Undisclosed Sale

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