Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode: 45 Mernda Parade, Belmont, VIC 3216

Indicative selling price

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

Single price: | or range between: $599,000 | & $629,000

Median sale price

Median price: $ 610,000 | Property type: House | Suburb: BELMONT

Period - From: 12/11/2020 | to: 11/05/2021 | Source: CoreLogic

Comparable property sales

A* 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 91 Laura Avenue Belmont	$620,000	01/05/2021
2 5 Crows Road Belmont	$600,000	29/04/2021
3 1 Palamino Court Belmont	$585,000	21/04/2021

or

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

This Statement of Information was prepared on: 11/05/2021