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: 30 Regent Street, Belmont, VIC 3216

Indicative selling price

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

Single price: $669,000 or range between: _____ & _____

Median sale price

Median price: $ 727,000 Property type: House Suburb: BELMONT

Period - From: 08/06/2022 to: 07/06/2023 Source: core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	31 James Street Belmont Vic 3216	$670,000	2023-02-11
2	13 King Street Belmont Vic 3216	$672,000	2023-02-18
3	30 Mernda Parade Belmont Vic 3216	$690,000	2023-02-06

This Statement of Information was prepared on: 08/06/2023

CONSUMER AFFAIRS VICTORIA