# 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: 1/2 Belmont Street, Belmont, VIC 3216

## Indicative selling price

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

Single price: $530,000 or range between: _____ & _____

## Median sale price

Median price: $685,000 Property type: House Suburb: BELMONT

Period - From: 03/09/2023 to: 02/09/2024 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 | 3/10 Herbert Street Belmont Vic 3216 | $525,000 | 2024-01-31 |
| 2 | 2/3 Thomas Street Belmont Vic 3216 | $570,000 | 2023-07-27 |
| 3 | 5/100 Mount Pleasant Road Belmont Vic 3216 | $565,000 | 2024-07-26 |

This Statement of Information was prepared on: 03/09/2024

CONSUMER AFFAIRS VICTORIA