STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

30 Mitchell Street, Belmont, VIC 3216

Indicative selling price

Single Price or Range between

$589,000 - $629,000

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

Median sale price

Median Price	Property Type	Suburb
$560,000	House	BELMONT
Period From	**Period To**	**Source**
16/03/2018	16/09/2019	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



41 SUMMIT AVENUE
BELMONT

3 1 2

Price $590,000
Date of Sale 31/08/2019
Land 650 sqm



4 MITCHELL STREET
BELMONT

3 1 2

Price $650,000
Date of Sale 24/08/2019
Land 773 sqm



98 APEX AVENUE
BELMONT

3 1 1

Price $600,000
Date of Sale 23/08/2019
Land 615 sqm