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	2/2 Marjorie Avenue, Belmont, VIC 3216

Indicative selling price

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

Single price		or range between	$530,000	&	$560,000

Median sale price

Median price	$ 532,500	Property type	Unit	Suburb	BELMONT
Period - From	01/01/2021	to	07/12/2021	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	1/16 Cornish Avenue Belmont Vic 3216	$550,000	2021-11-04
2	1/25 Nagle Drive Belmont Vic 3216	$550,000	2021-06-25
3	3/5 Arthur Street Belmont Vic 3216	$535,000	2021-01-28

This Statement of Information was prepared on: 07/12/2021

CONSUMER AFFAIRS VICTORIA