buxton

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

1 Voce Court, Belmont, VIC 3216

Indicative selling price

Range between

$ 470,000 - $500,000

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

Median sale price

Median price	House	Suburb
$ 565,000	*Delete house or unit as applicable	BELMONT

Period	Source
12/02/2018 - 12/08/2019	CoreLogic

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



7 VOCE COURT
BELMONT

3 1 1

Private Treaty $466,000
Date Sold 18/05/2019
Land 531 sqm



15 FAIRFIELD AVENUE
BELMONT

3 1 1

Normal Sale $491,000
Date Sold 06/10/2018
Land 611 sqm



11 BOOLARONG DRIVE
BELMONT

3 1 6

Private Treaty $515,000
Date Sold 24/11/2018
Land 675 sqm

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