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	5/20 Roslyn Road, Belmont, VIC 3216

Indicative selling price

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

Single price	$385,000	or range between		&

Median sale price

Median price	$ 517,000	Property type	Unit	Suburb	BELMONT
Period - From	09/07/2023	to	08/07/2024	Source	core_logic

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Address of comparable property	Price	Date of sale
1 6/17 Francis Street Belmont Vic 3216	$390,000	2024-01-30
2		
3		

This Statement of Information was prepared on: 09/07/2024

CONSUMER AFFAIRS VICTORIA