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 or locality and postcode	6/10 Herbert Street, Belmont Vic 3216

Indicative selling price

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

Range between $495,000 & $540,000

Median sale price

Median price $531,250 Property Type Unit Suburb Belmont

Period - From 01/07/2023 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6/330 High St BELMONT 3216	$500,000	15/07/2024
2	2/17 Shoubra Dr HIGHTON 3216	$540,000	09/07/2024
3	2/76 Francis St BELMONT 3216	$525,000	17/05/2024

OR

~~**B***~~ ~~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 18 months.~~

This Statement of Information was prepared on: 16/09/2024 18:03

6/10 Herbert Street, Belmont Vic 3216



2 1 1

Rooms: 3
Property Type: Unit

Agent Comments

Indicative Selling Price
$495,000 - $540,500
Median Unit Price
Year ending June 2024: $531,250

Comparable Properties



6/330 High St BELMONT 3216 (REI/VG)

2 1 1

Price: $500,000
Method: Private Sale
Date: 15/07/2024
Property Type: Unit
Land Size: 204 sqm approx

Agent Comments



2/17 Shoubra Dr HIGHTON 3216 (REI/VG)

2 1 1

Price: $540,000
Method: Private Sale
Date: 09/07/2024
Property Type: Unit

Agent Comments



2/76 Francis St BELMONT 3216 (REI/VG)

2 1 1

Price: $525,000
Method: Private Sale
Date: 17/05/2024
Property Type: Unit
Land Size: 169 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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