Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	14b South Street, Belmont, VIC 3216

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $685,000 Property Type House Suburb BELMONT

Period - From 29/04/2023 to 28/10/2024 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 45a Riverview Terrace Belmont Vic 3216	$775,000	2024-04-19
2 3b Neil Street Belmont Vic 3216	$760,000	2024-03-30
3		

This Statement of Information was prepared on: 29/10/2024