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	6 Fairbrae Avenue, Belmont, VIC 3216

Indicative selling price

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

Single price $1,400,000

Median sale price

Median price $685,000 Property Type House Suburb Belmont

Period - From 16/06/2023 to 15/12/2024 Source core_logic

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

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 eighteen months.

Address of comparable property	Price	Date of sale
1 16 Fairbrae Avenue Belmont Vic 3216	$1,300,000	2024-08-31
2 5 Riverglen Court Belmont Vic 3216	$1,315,000	2024-10-08

This Statement of Information was prepared on: 16/12/2024