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<br>Including suburb or locality and postcode | 44 Learmouth Street, Belmont Vic 3216 |

## Indicative selling price

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

Range between $620,000 & $670,000

## Median sale price

Median price $720,000 Property Type House Suburb Belmont

Period - From 01/07/2024 to 30/09/2024 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 | 65 Kidman Av BELMONT 3216 | $625,000 | 12/09/2024 |
| 2 | 3 Hull Ct GROVEDALE 3216 | $655,000 | 09/07/2024 |
| 3 | 47 Davis St BELMONT 3216 | $670,000 | 12/06/2024 |

**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: 10/01/2025 15:02

# 44 Learmouth Street, Belmont Vic 3216




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**Property Type:**
Divorce/Estate/Family Transfers
**Land Size:** 588 sqm approx

Agent Comments

**Indicative Selling Price**
$620,000 - $670,000
**Median House Price**
September quarter 2024: $720,000

## Comparable Properties



**65 Kidman Av BELMONT 3216 (REI/VG)**

3 1 2

**Price:** $625,000
**Method:** Private Sale
**Date:** 12/09/2024
**Property Type:** House (Res)
**Land Size:** 546 sqm approx

Agent Comments



**3 Hull Ct GROVEDALE 3216 (REI/VG)**

3 1 3

**Price:** $655,000
**Method:** Private Sale
**Date:** 09/07/2024
**Property Type:** House (Res)
**Land Size:** 621 sqm approx

Agent Comments



**47 Davis St BELMONT 3216 (REI/VG)**

3 1 2

**Price:** $670,000
**Method:** Private Sale
**Date:** 12/06/2024
**Property Type:** House (Res)
**Land Size:** 650 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 5222 7325

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