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	28 Sanglen Terrace, Belmont VIC 3216

Indicative selling price

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

Range between $630,000 & $670,000

Median sale price

Median price $692,500 Property Type House Suburb Belmont

Period - From 23/07/2024 to 22/01/2025 Source price_finder

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
13 Roycroft Avenue Highton VIC	$660,000	14/12/2024
18 Dorothy Avenue Belmont VIC	$650,000	30/09/2024
35 Reynolds Road Highton VIC	$640,000	02/12/2024

This Statement of Information was prepared on: 23/01/2025