

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

20 CHERYL CRESCENT BELMONT VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$615,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Land

Suburb

Belmont

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

74 APEX AVENUE BELMONT VIC 3216	\$625,000	26-Jun-25

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.

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74 APEX AVENUE BELMONT VIC 3216	Sold Price	\$625,000	Sold Date	26-Jun-25
1 - 2			Distance	1.4km

RS = Recent sale UN = Undisclosed Sale

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