

### HOUSE Offered for Sale

35 Bailey Street Belmont VIC 3216

3 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$599,000 & \$639,000

### Median Sale Price

\$535,000 Houses in Belmont between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 5 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.



**14 Bailey Street Belmont VIC 3216** Sold Price **\$580,000** Sold Date **09-Apr-18**  
 4 2 1 Distance **0.21km**



**84 Francis Street Belmont VIC 3216** Sold Price **\$620,000** Sold Date **22-Jan-17**  
 3 1 2 Distance **0.65km**



**74 Francis Street Belmont VIC 3216** Sold Price <sup>RS</sup> **\$630,000** Sold Date **18-Feb-19**  
 3 2 1 Distance **0.72km**

RS = Recent sale      UN = Undisclosed Sale

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