

Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/1 McDonald Street, BELMONT 3216

House



2 beds



1 bath



1 parking

Indicative selling price

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

Range \$380,000 - \$400,000

Median sale price

Median **House** for **BELMONT** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

\$375,000

Comparable property sales

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 the most comparable to the property for sale.

12 Queen Street,
Belmont 3216

Price **\$420,000** Sold 18
October 2018

3/25 Roslyn Road,
Belmont 3216

Price **\$385,000** Sold 03
October 2018

3/149 Roslyn Road,
Belmont 3216

Price **\$420,000** Sold 22
February 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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