

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

67 Settlement Road, Belmont, VIC 3216

Indicative selling price

Single Price or Range between

\$479,000 - \$499,000

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

Median sale price

Median Price

\$526,000

Property Type

House

Suburb

BELMONT

Period From

24/04/2018

Period To

24/10/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



70 JAMES STREET
BELMONT

3 1 1

Price \$480,000
Date of Sale 28/09/2019
Land 752 sqm



12 DOROTHY AVENUE
BELMONT

3 1 3

Price \$500,000
Date of Sale 06/08/2019
Land 703 sqm



30 DIGBY AVENUE
BELMONT

3 1 2

Price \$508,000
Date of Sale 08/06/2019
Land 664 sqm