



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

4/172 Roslyn Road, Belmont, VIC 3216

INDICATIVE SELLING PRICE

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

Range Between \$270,000 & \$285,000

MEDIAN SALE PRICE

Median price \$360,000 | House | Belmont (3216)

Period - From 7 May 2018 to 16 May 2018 | Source - realestate.com

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
4/21 LEARMOUTH STREET, BELMONT VIC 3216	\$312,500	28/04/2018
3/149 ROSLYN ROAD, BELMONT VIC 3216	\$420,000	08/03/2018
3/9 MATILDA COURT, BELMONT VIC 3216	\$299,000	27/04/2018