

Statement of Information

Sections 47AF of the Estate Agents Act 1980

71 James Street, BELMONT 3216

Indicative selling price

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

Range \$430,000 - \$450,000

Median sale price

Median **House** for **BELMONT** for period **Aug 2018 - Apr 2019**

Sourced from **Pricefinder**.

\$425,000

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.

3 Jersey Crt,
Belmont 3216

Price **\$450,000** Sold 19
October 2018

47 Laura Ave,
Belmont 3216

Price **\$510,000** Sold 07
November 2018

10 James Street,
Belmont 3216

Price **\$470,000** Sold 16 June
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.

House



3 beds



1 baths



2 parking

Stockdale & Leggo St h Barwon

169A High Street,
Belmont VIC 3216

Contact agents



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**Stockdale
& Leggo**