



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**3/240 High Street,  
BELMONT 3216**

Unit  
3 beds 2 baths 2 parking

### Indicative selling price

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

**Range \$629,000 - \$659,000**

### Median sale price

Median **Unit** for **BELMONT** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$412,000**

### Comparable property sales

These are the three properties sold within five kilo metres 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.

**15 Alsop Street,**  
Belmont 3216

Price **\$700,000** Sold 26  
September 2019

**68 Cambra Road,**  
Belmont 3216

Price **\$622,000** Sold 04  
October 2019

**Belmont 3216**

Price **\$480,000** Sold 28  
September 2019

This Statement of Information was prepared on 9th Oct 2019

### 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.

### Ray White Highton

75 Barrabool Road,  
Highton VIC 3216

### Contact agents



**George Politis**  
Ray White

(03) 5241 1331  
0407050471  
[george.politis@raywhite.com](mailto:george.politis@raywhite.com)



**Ben Powe**  
Ray White

0449 090 457  
[ben.powe@raywhite.com](mailto:ben.powe@raywhite.com)

