

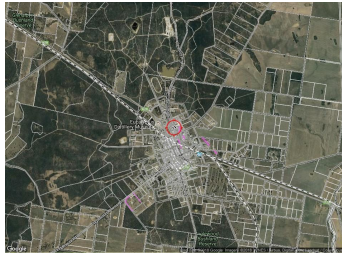
STATEMENT OF INFORMATION

22 BELMONT STREET, INGLEWOOD, VIC 3517

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 BELMONT STREET, INGLEWOOD, VIC

3 2 1

Indicative Selling Price

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

Price Range: **\$260,000 to \$286,000**

MEDIAN SALE PRICE



INGLEWOOD, VIC, 3517

Suburb Median Sale Price (House)

\$217,500

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



68 SULLIVAN ST, INGLEWOOD, VIC 3517

3 1 2

Sale Price

****\$200,000**

Sale Date: 22/05/2018

Distance from Property: 250m



39 SULLIVAN ST, INGLEWOOD, VIC 3517

3 - -

Sale Price

\$97,500

Sale Date: 15/01/2018

Distance from Property: 75m



55 GRANT ST, INGLEWOOD, VIC 3517

3 1 2

Sale Price

\$250,000

Sale Date: 19/12/2017

Distance from Property: 331m



This report has been compiled on 24/05/2018 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 BELMONT STREET, INGLEWOOD, VIC 3517

Indicative selling price

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

Price Range: \$260,000 to \$286,000

Median sale price

Median price \$217,500

House

Unit

Suburb

INGLEWOOD

Period 01 April 2017 to 31 March 2018

Source

 pricfinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
68 SULLIVAN ST, INGLEWOOD, VIC 3517	**\$200,000	22/05/2018
39 SULLIVAN ST, INGLEWOOD, VIC 3517	\$97,500	15/01/2018
55 GRANT ST, INGLEWOOD, VIC 3517	\$250,000	19/12/2017