



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**2/22 George Street,  
BELMONT 3216**

House  
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 \$475,000 - \$515,000**

### Median sale price

Median **House** for **BELMONT** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$490,000**

### 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 the most comparable to the property for sale.

**2/5 Rigo St,**  
Belmont 3216

Price **\$582,500** Sold 01  
November 2017

**2/35 Digby Ave,**  
Belmont 3216

Price **\$580,000** Sold 22  
September 2017

**8 Bridge View St,**  
Belmont 3216

Price **\$530,000** Sold 12  
January 2018

This Statement of Information was prepared on 16th Sep 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.

### Team 3216 Pty Ltd t/as Hayeswinckle Agent

79 Barrabool Road,  
Highton VIC 3216

### Contact agents



Yan Lin

03 5241 1488  
0433 841 513  
[yan.lin@hayeswinckle.com.au](mailto:yan.lin@hayeswinckle.com.au)



Matthew Roberts

5222 6555  
0488 616 754  
[matthew.roberts@hayeswinckle.com.au](mailto:matthew.roberts@hayeswinckle.com.au)

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