



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 21 Tettenhall Ridge, BELMONT 3216

House



3 beds



2 baths



2 parking

Indicative selling price

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

Range \$570,000 - \$610,000

Median sale price

Median **House** for **BELMONT**, for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$530,000

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.

43 Waurnvale Drive,
Belmont 3216

Price \$570,000 Sold 02
September 2019

19 Cranmere Avenue,
Belmont 3216

Price \$601,000 Sold 15
December 2018

27 Colac Grove,
Belmont 3216

Price \$580,000 Sold 01
December 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.

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