

# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

18 Waurn Park Court, Belmont, VIC 3216

### Indicative selling price

Single Price or Range between

\$599,000 - \$649,000

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

### Median sale price

Median Price

\$526,000

Property Type

House

Suburb

BELMONT

Period From

01/05/2018

Period To

31/10/2019

Source

Core Logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



**39 WAURNVALE DRIVE  
BELMONT**

3  1  2 

Price \$593,000  
Date of Sale 10/09/2019  
Land 649 sqm



**73 SUMMIT AVENUE  
BELMONT**

4  2  2 

Price \$630,000  
Date of Sale 13/06/2019  
Land 650 sqm



**36 COLAC GROVE  
BELMONT**

4  2  2 

Price \$610,000  
Date of Sale 04/05/2019  
Land 679 sqm