



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**9 Nagle Drive,
BELMONT 3216**

House



3 beds



1 baths



2 parking

Indicative selling price

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

Single price \$479,000

Median sale price

Median **House** for **BELMONT** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

\$535,000

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.

20 Nagle Drive,
Belmont 3216

Price **\$485,000** Sold 06
April 2019

9 Brahma Close,
Belmont 3216

Price **\$460,000** Sold 10
November 2018

40 Colac Grove,
Belmont 3216

Price **\$477,000** Sold 28 July
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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