



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 6/7 Sanglen Terrace, BELMONT 3216

### Indicative selling price

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

**Range \$279,000 - \$299,000**

### Median sale price

Median Unit for BELMONT for period Apr 2018 - Mar 2019

Sourced from Pricefinder.

**\$389,000**

### 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.

<b>6/7 Sanglen Terrace,</b> Belmont 3216	<b>Price \$295,000</b> Sold 26 September 2018
<b>4/7 Sanglen Terrace,</b> Belmont 3216	<b>Price \$320,000</b> Sold 05 September 2018
<b>7/7 Sanglen Terrace,</b> Belmont 3216	<b>Price \$311,000</b> Sold 14 June 2018

This Statement of Information was prepared on 11th Oct 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.

Unit  
1.5 beds  
1 baths

**Team 3219 Pty Ltd t/as  
Hayeswinckle Agent**

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### Contact agents



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