



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 15/9 Matilda Court, BELMONT 3216

Indicative selling price

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

Range \$349,000 - \$369,000

Median sale price

Median **Unit** for **BELMONT** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$520,000

Comparable property sales

These are the three properties sold within five kilo metres 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.

1/82 Settlement Road,
Belmont 3216

Price **\$302,000** Sold 14 June
2019

2/4 Shara Court,
Belmont 3216

Price **\$280,000** Sold 29 May
2019

4/6 Crows Road,
Belmont 3216

Price **\$412,000** Sold 12 April
2019

This Statement of Information was prepared on 8th 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.

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Contact agents



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