



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 14 Johnson Street, BELMONT 3216

### Indicative selling price

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

## Range \$480,000 - \$525,000

### Median sale price

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

Sourced from **Pricefinder**.

## \$532,250

### 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>31 Davis Street,</b> Belmont 3216	Price <b>\$482,500</b> Sold 20 May 2019
<b>50 Roberts Road,</b> Belmont 3216	Price <b>\$520,000</b> Sold 21 March 2019
<b>2/23 Lloyd Street,</b> Belmont 3216	Price <b>\$568,000</b> Sold 29 April 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.

### Team 3216 Pty Ltd t/as Hayeswinckle Agent

79 Barrabool Road,  
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### Contact agents



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