

# 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

90 Bailey Street, Belmont, VIC 3216

### Indicative selling price

Single Price or Range between

\$499,000 - \$545,000

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

### Median sale price

Median Price

\$530,000

Property Type

House

Suburb

BELMONT

Period From

02/06/2018

Period To

02/12/2019

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



**9 SOUTHDOWN CRESCENT  
BELMONT**

3 2 1

Price \$510,000

Date of Sale 23/11/2019

Land 732 sqm



**36 HEREFORD DRIVE  
BELMONT**

3 0 0

Price

Date of Sale 09/04/2018

Land 655 sqm



**34 WALPOLE AVENUE  
BELMONT**

3 1 1

Price \$540,000

Date of Sale 19/10/2019

Land 903 sqm