

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 93 Laura Avenue Belmont

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$420,000 & \$450,000

#### Median sale price

Median price: \$507,000 House Suburb: Belmont  
Period - From: 01/01/2017 to 31/03/2017 Source: PDOL

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



#### 56 Henry St BELMONT

3 1 1

Presented to perfection and offering a key Belmont lifestyle abundant in convenience. Located in a most family friendly

**Sold by Auction** \$440,000  
**Date Sold** Apr 2017  
**Land** 650 SqM



#### 53 Summit Av BELMONT

3 1 1

A fantastic opportunity to enter the Belmont Market, this property holds an abundance of potential for future renovations and a

**Sold by Auction** \$436,000  
**Date Sold** Feb 2017  
**Land** 651 SqM



#### 111 Laura Av BELMONT

3 1 1

A 1960's feel defines the facade and adds to the beautiful appeal of this north facing Belmont beauty. Refreshed and updated

**Sold by Private Sale** \$433,000  
**Date Sold** Dec 2016  
**Land** 615 SqM