

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

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 5/3 Hagan Court Belmont

#### Indicative selling price

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

Single price: \$275,000

#### Median sale price




Median price: \$367,500 Unit 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.



#### 2/172 Roslyn Rd BELMONT




2  1  1 

Having undergone a recent and dramatic face-lift, this spacious and certainly adored unit will tick all the boxes if searching for

**Sold by Private Sale** \$275,000  
**Date Sold** May 2017



#### 1/142 Francis St BELMONT




2  1  1 

Desirably located and offering so much potential is this neat weatherboard home standing as the perfect opportunity to enter

**Sold by Private Sale** \$295,000  
**Date Sold** Feb 2017  
**Land** 335 SqM



#### 1/6-8 Matilda Ct BELMONT

2  1  1 

Perfectly positioned within what is only a stones throw from High Street shopping, this is the ideal lifestyle location for those

**Sold by Private Sale** \$257,500  
**Date Sold** Feb 2017