



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# Lot 1, 59-63 Bailey 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 \$460,000 - \$480,000**

### Median sale price

Median **House** for **BELMONT** for period **Jan 2017 - Dec 2017**  
Sourced from **Pricefinder**.

**\$331,000**

### 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.

**2/16 Donald Street,**  
Belmont 3216

Price **\$450,000** Sold 21  
December 2017

**16 Oriondo Way,**  
Marshall 3216

Price **\$459,000** Sold 17  
October 2017

**22 Spring Street,**  
Belmont 3216

Price **\$473,000** Sold 18 April  
2017

### 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.

### Contact agents



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**RayWhite**

