

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

31 Scott Street, Belmont, VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Between \$580,000 & \$620,000

Median sale price

Median price \$470,000 *House *Unit Suburb or locality Belmont

Period - From 01 Oct 2016 to 30 Sep 2017 Source Pricerfinder.com.au

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/1 Kenneth Street, Belmont VIC 3216	\$619,000	4/08/2017
2C Hill Street, Belmont, VIC 3216	\$659,000	07/11/2016
1/12 Gill Street, Belmont, VIC 3216	\$645,000	4/08/2017