

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/1 MCDONALD STREET BELMONT VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$549,000

Property type

Unit

Suburb

Belmont

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

2/5-7 REGENT STREET BELMONT VIC 3216	\$469,000	18-Mar-23
1/142 ROSLYN ROAD BELMONT VIC 3216	\$510,000	06-Feb-23
2/9 PROSPECT AVENUE BELMONT VIC 3216	\$535,000	01-Jul-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 26 July 2023



**2/5-7 REGENT STREET BELMONT
VIC 3216**

2 1 1

Sold Price **\$469,000** Sold Date **18-Mar-23**

Distance **0.47km**



**1/142 ROSLYN ROAD BELMONT
VIC 3216**

2 1 1

Sold Price **\$510,000** Sold Date **06-Feb-23**

Distance **1.15km**



**2/9 PROSPECT AVENUE BELMONT
VIC 3216**

2 1 1

Sold Price ^{RS} **\$535,000** Sold Date **01-Jul-23**

Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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