

# 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

1/3 Herbert Street, Belmont, VIC 3216
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price 

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 or range between 

\$649,000
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 & 

\$689,000
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### Median sale price

Median price 

\$ 519,000
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 Property type 

Unit
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 Suburb 

BELMONT
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Period - From 

09/05/2023
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 to 

08/05/2024
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 Source 

core_logic
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### Comparable property sales

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 eighteen months.

	Address of comparable property	Price	Date of sale
1	2/19 Dudley Street Belmont Vic 3216	\$670,000	2023-12-12
2	3/2 Belmont Street Belmont Vic 3216	\$660,000	2023-10-12
3	22B Spring Street Belmont Vic 3216	\$687,500	2023-11-03

This Statement of Information was prepared on: 

09/05/2024
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