

# 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 10 Camdell Court, Belmont, VIC 3216

### Indicative selling price

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

Single price  or range between \$580,000 & \$620,000

### Median sale price

Median price \$700,000 Property type House Suburb BELMONT  
Period - From 13/09/2022 to 12/09/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

|   | Address of comparable property      | Price     | Date of sale |
|---|-------------------------------------|-----------|--------------|
| 1 | 25 Highmont Drive Belmont Vic 3216  | \$585,000 | 2022-11-14   |
| 2 | 5 Boolarong Drive Belmont Vic 3216  | \$590,000 | 2022-12-10   |
| 3 | 32 Cheryl Crescent Belmont Vic 3216 | \$618,000 | 2023-03-31   |

This Statement of Information was prepared on: 13/09/2023

