

## 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

13 NAGLE DRIVE BELMONT VIC 3216

### Indicative selling price

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

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Belmont

Period-from

01 Sep 2022

to

31 Aug 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

29 MONCRIEFF CRESCENT WANDANA HEIGHTS VIC 3216	\$517,500	03-Jun-22
23 FOYMOUNT CRESCENT HIGHTON VIC 3216	\$520,000	30-May-22
11 KOOP CLOSE HIGHTON VIC 3216	\$555,000	06-Apr-22

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: 25 September 2023



**29 MONCRIEFF CRESCENT  
WANDANA HEIGHTS VIC 3216**

4 2 2

Sold Price **\$517,500** Sold Date **03-Jun-22**

Distance **3.14km**



**23 FOYMOUNT CRESCENT  
HIGHTON VIC 3216**

- - -

Sold Price **\$520,000** Sold Date **30-May-22**

Distance **3.46km**



**11 KOOP CLOSE HIGHTON VIC 3216**

- - -

Sold Price **\$555,000** Sold Date **06-Apr-22**

Distance **3.89km**

RS = Recent sale UN = Undisclosed Sale

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