

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 18 Watson Avenue, Belmont, VIC 3216

Indicative selling price

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

Single price or range between \$619,000 & \$659,000

Median sale price

Median price \$687,500 Property type House Suburb BELMONT
Period - From 22/04/2023 to 21/04/2024 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 | 7 Mernda Parade Belmont Vic 3216 | \$620,000 | 2024-01-22 |
| 2 | 2 Kiteroa Street Belmont Vic 3216 | \$650,000 | 2024-01-10 |
| 3 | 1/13 Belmont Street Belmont Vic 3216 | \$655,000 | 2023-12-06 |

This Statement of Information was prepared on: 22/04/2024

