

# 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

2/28 Settlement Road, 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 

\$485,000
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 & 

\$525,000
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### Median sale price

Median price 

\$ 690,000
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 Property type 

House
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 Suburb 

BELMONT
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Period - From 

24/01/2023
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 to 

23/01/2024
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 Source 

core_logic
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### 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	2/148 Francis Street Belmont Vic 3216	\$475,000	2023-04-20
2	9 Arthur Street Belmont Vic 3216	\$510,000	2022-11-14
3	2/130 Roslyn Road Belmont Vic 3216	\$535,000	2022-08-04

This Statement of Information was prepared on: 

24/01/2024
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Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.