

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

32 FAIRBRAE AVENUE BELMONT VIC 3216

Indicative selling price

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

Single Price

or range
between

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Belmont

Period-from

01 May 2023

to

30 Apr 2024

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

16 LINTON LANE HIGHTON VIC 3216	\$795,000	13-Mar-24
38 ROBERTS ROAD BELMONT VIC 3216	\$820,000	16-Feb-24
215 MOUNT PLEASANT ROAD HIGHTON VIC 3216	\$870,000	02-Feb-24

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: 23 May 2024



16 LINTON LANE HIGHTON VIC 3216

3 1 1

Sold Price

\$795,000

Sold Date

13-Mar-24

Distance

1.23km



38 ROBERTS ROAD BELMONT VIC 3216

3 1 1

Sold Price

^{RS}

\$820,000

Sold Date

16-Feb-24

Distance

0.26km



215 MOUNT PLEASANT ROAD HIGHTON VIC 3216

4 2 2

Sold Price

\$870,000

Sold Date

02-Feb-24

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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