

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb or locality and postcode

64 Francis Street, Belmont

### 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 \$\*599,000 & \$649,000

### Median sale price

Median price Property type House Suburb Belmont

Period - From 15/12/2022 to 15/12/2023 Source Realestate.com.au

### 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
1 31 Oxford Street, Belmont	\$639,000	15 Aug 2023
2 132 Roslyn Road, Belmont	\$585,000	10 May 2023
3 29 Oxford Street, Belmont	\$595,000	09 Feb 2023

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: 15/12/2023

Comparables 64 Francis St, Belmont 15.12.2023

**Stockdale Leggo** David Graham

**Sold**

**\$639,000**

31 Oxford Street, Belmont  
 2 4 1 2 323m<sup>2</sup> House  
 Sold on 15 Aug 2023

**RayWhite**

**132 Roslyn Road, Belmont, Vic 3216**

2 4 1 2 700m<sup>2</sup> House

**\$868,000**  
 Sold on 02 May 2023

Property history

**Stockdale Leggo** David Graham

**Sold**

**\$595,000**

29 Oxford Street, Belmont  
 2 4 1 2 378m<sup>2</sup> House  
 Sold on 09 Feb 2023

**Market insights for Belmont buyers**

The median sale price in Belmont is **\$650,000**. Find out more on the latest property trends for the area to help you understand the local market before you buy.

**Belmont house data snapshot**

The median house price in Belmont is **\$690,000** based on 215 sales in the past 12 months—that's a decrease of 7%. Buyer demand has decreased by 6% in the same period.

Bedrooms	Median price	Sold
<b>2 bedrooms</b>	\$639,000	23
<b>3 bedrooms</b>	\$680,000	143
<b>4 bedrooms</b>	\$862,500	36

Source: Realestate.com.au 15.12.2023