

# 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

7 Ashford Court, Belmont, VIC 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$690,000

&

\$730,000

### Median sale price

Median price

\$ 720,000

Property type

House

Suburb

BELMONT

Period - From

28/06/2022

to

27/06/2023

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	49 Cambra Road Belmont Vic 3216	\$709,000	2023-04-13
2	22 Gwyther Road Highton Vic 3216	\$716,000	2023-05-24
3	17 Davis Street Belmont Vic 3216	\$740,000	2023-03-25

This Statement of Information was prepared on:

28/06/2023

