

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

8 Mckeown Lane, Belmont, VIC 3216

Indicative selling price

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

Single price

--

 or range between

\$829,000

 &

\$879,000

Median sale price

Median price

\$ 693,750

 Property type

House

 Suburb

BELMONT

Period - From

27/06/2023

 to

26/06/2024

 Source

core_logic

Comparable property sales

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 eighteen months.

	Address of comparable property	Price	Date of sale
1	2/10 Fairview Street Belmont Vic 3216	\$840,000	2024-04-18
2	2/8 Batman Close Belmont Vic 3216	\$860,000	2023-12-15
3	2 Kardinia Street, Belmont Vic 3216	\$830,000	2023-06-06

This Statement of Information was prepared on:

27/06/2024



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.