



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**37 Roberts Road,
BELMONT 3216**

House

4 beds

2 baths

2 parking

Indicative selling price

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

**Range from \$670,000 -
\$737,000**

Median sale price

Median **House** for **BELMONT** for period **Sep 2016 - Sep 2017**
Sourced from **Core Logic**.

\$465,000

Comparable property sales

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 the most comparable to the property for sale.

**17 Cambridge Street,
BELMONT 3216**

Price **\$690,000** Sold 29 July 2017

**37 Fairbrae Avenue,
BELMONT 3216**

Price **\$725,000** Sold 07 February 2017

**2 Findlay Grove,
BELMONT 3216**

Price **\$670,000** Sold 12 November 2016

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic.

Contact agents

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PROPERTY

Gartland Property

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