Statement of Information

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property Offerred for sale

Address Including suburb and locality and postcode	2/68 Oberon Drive, Belmont

Indicative selling price

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

Range Between	$270,000	&	$290,000

Median Sale Price

Median price	$362,500	Unit	X	Suburb or locality	Belmont
Period - From	01/07/2017	to	30/06/2018	Source	Pricefinder

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 most comparable to the property for sale

Address of comparable property	Price	Date of Sale
1. 2/49 Oberon Drive, Belmont	$287,000	09/01/2018
2. 2/3 Davis Street, Belmont	$265,000	04/10/2017
3. 4/21 Learmouth Street, Belmont	$312,500	28/04/2018

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 20 August 2018

Statement of Information

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2/68 Oberon Drive, Belmont

2	1	1
Bed	Bath	Car

Indicative selling price: $270,000 - $290,000
For the meaning of this price see consumer.vic.gov.au/underquoting

Belmont

Median House Price:
Period From: 01/07/2017
Source: Pricefinder

Median Unit Price: $362,500
Period to: 30/06/2018

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
2/49 Oberon Drive, Belmont	Unit	2	1	1	$287,000	09/01/2018	
2/3 Davis Street, Belmont	Unit	2	1	1	$265,000	04/10/2017	
4/21 Learmouth Street, Belmont	Unit	2	1	1	$312,500	28/04/2018	

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Agent Details

Prepared on 20 August 2018