

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

2/142 Francis Street Belmont VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Belmont

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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

2/16 Donald Street Belmont VIC 3216	\$486,000	29-May-20
1/23 Torquay Road Belmont VIC 3216	\$480,000	20-May-20
14 Grayling Street Belmont VIC 3216	\$560,000	06-Nov-20

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: 08 January 2021



2/16 Donald Street Belmont VIC 3216

3 2 1

Sold Price **\$486,000** Sold Date **29-May-20**

Distance **0.27km**

TERMS OF INSPECTION

Due to COVID-19 the following conditions apply:
Photo identification must be shown.
Hand sanitiser is provided and must be utilised.
No more than 20 people (excluding agent) inside property at one time.
1.5m social distancing rules apply.
Non-compliance of the above will result in you being asked to leave the premises.

Thank you for your co-operation.

Stockdale & Leggo

1/23 Torquay Road Belmont VIC 3216

3 2 1

Sold Price **\$480,000** Sold Date **20-May-20**

Distance **0.28km**



14 Grayling Street Belmont VIC 3216

3 1 1

Sold Price ^{RS} **\$560,000** Sold Date **06-Nov-20**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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