

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

4/3 CHURCH 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

\$850,000

&

\$875,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Belmont

Period-from

01 Jan 2022

to

31 Dec 2022

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

4/12 BALCOMBE ROAD NEWTOWN VIC 3220	\$900,000	28-Aug-21
19/259 BELLERINE STREET SOUTH GEELONG VIC 3220	\$845,000	25-Aug-22
26 BOWLERS AVENUE GEELONG WEST VIC 3218	\$830,000	15-Dec-22

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: 17 January 2023



4/12 BALCOMBE ROAD NEWTOWN VIC 3220

Sold Price

\$900,000

Sold Date

28-Aug-21



3



2



1

Distance

1.79km



19/259 BELLERINE STREET SOUTH GEELONG VIC 3220

Sold Price

\$845,000

Sold Date

25-Aug-22



3



2



1

Distance

1.87km



26 BOWLERS AVENUE GEELONG WEST VIC 3218

Sold Price

^{RS} **\$830,000**

Sold Date

15-Dec-22



3



2



1

Distance

3.14km

RS = Recent sale

UN = Undisclosed Sale

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