



STATEMENT OF INFORMATION

21 HAWTHORN AVENUE, BELMONT, VIC 3216

PREPARED BY RICHARD KURZ, IAN REID'S VENDOR ADVOCACY AUSTRALIA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 HAWTHORN AVENUE, BELMONT, VIC



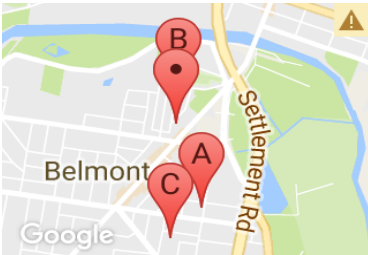
Indicative Selling Price

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

485,000 to 530,000

Provided by: Richard Kurz, Ian Reid Vendor Advocates

SUBURB MEDIAN



BELMONT, VIC, 3216

Suburb Median Sale Price (House)

\$445,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



40 FRANCIS ST, BELMONT, VIC 3216



Sale Price

\$541,000

Sale Date: 04/03/2017

Distance from Property: 622m



5 KARDINIA ST, BELMONT, VIC 3216



Sale Price

\$528,000

Sale Date: 02/11/2016

Distance from Property: 215m



1 PERTH ST, BELMONT, VIC 3216



Sale Price

\$492,000

Sale Date: 10/12/2016

Distance from Property: 821m



This report has been compiled on 06/06/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 HAWTHORN AVENUE, BELMONT, VIC 3216

Indicative selling price

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

Single Price / Range

485,000 to 530,000

Median sale price

Median price

\$445,000

House

Unit

Suburb

BELMONT

Period

01 April 2016 to 31 March 2017

Source

 pricfinder

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
40 FRANCIS ST, BELMONT, VIC 3216	\$541,000	04/03/2017
5 KARDINIA ST, BELMONT, VIC 3216	\$528,000	02/11/2016
1 PERTH ST, BELMONT, VIC 3216	\$492,000	10/12/2016