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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

3 Walker Street Belmont VIC 3216

 3  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$440,000

## Median Sale Price

\$535,500 Houses in Belmont between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**56 Bailey Street Belmont VIC 3216** Sold Price **\$440,000** Sold Date **27-Nov-18**

 3  1  1

Distance **0.36km**



**26A Corio Street Belmont VIC 3216** Sold Price **\$550,000** Sold Date **15-Nov-18**

 2  1  1

Distance **0.88km**



**29 Dorothy Avenue Belmont VIC 3216** Sold Price **\$510,000** Sold Date **25-Aug-18**

 2  1  1

Distance **0.93km**

RS = Recent sale      UN = Undisclosed Sale

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