



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 8 Jarrah Court, BELMONT 3216

### Indicative selling price

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

**Range from \$430,000 -  
\$455,000**

### Median sale price

Median **House** for **BELMONT** for period **Jun 2017 - Oct 2017**  
Sourced from **Rp Data**.

**\$463,500**

### 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 the most comparable to the property for sale.

**14 Cranmere Avenue,** Price **\$471,000** Sold 23 September 2017  
Belmont 3216

**2 Cambra Road,** Price **\$441,000** Sold 23 August 2017  
Belmont 3216

**6 Southdown Crescent,** Price **\$445,000** Sold 09 September 2017  
Belmont 3216

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Rp Data.

### Contact agents

 **David Graham**  
Stockdale & Leggo

03 5241 1888  
0404 861 013  
[dgraham@stockdaleleggo.com.au](mailto:dgraham@stockdaleleggo.com.au)

**Stockdale  
& Leggo**

**Stockdale & Leggo St h  
Barwon**

169A High Street,  
Belmont VIC 3216