



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 10 Hawthorn Avenue, BELMONT 3216

### Indicative selling price

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

**Range \$489,000 - \$509,000**

### Median sale price

Median **House** for **BELMONT** for period **Jan 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$400,000**

### Comparable property sales

These are the three properties sold within five kilo metres 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.

<b>1/97 Shackleton Street,</b> Belmont 3216	Price <b>\$518,000</b> Sold 01 June 2019
<b>3/100 Mt Pleasant Road,</b> Belmont 3216	Price <b>\$530,000</b> Sold 01 May 2019
<b>3 Dargai Rd ,</b> Belmont 3216	Price <b>\$460,000</b> Sold 16 September 2019

### Additional Information

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 Pricefinder.

#### Stockdale & Leggo St h Barwon

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#### Contact agents



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**Stockdale  
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