

Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

24 Seaview Parade Belmont VIC 3216

 3  2  3

### Indicative Selling Price

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

Range between \$550,000 & \$600,000

### Median Sale Price




\$521,000 Houses in Belmont between 01 Oct 2017 - 30 Sep 2018

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.






**18 Kardinia Street Belmont VIC 3216** Sold Price **\$635,000** Sold Date **10-Mar-18**  
 3  2  3 Distance **0.12km**



**28 Kardinia Street Belmont VIC 3216** Sold Price **\$635,000** Sold Date **22-Sep-18**  
 2  1  1 Distance **0.14km**



**11 Roslyn Road Belmont VIC 3216** Sold Price **\$590,000** Sold Date **19-May-18**  
 3  2  2 Distance **1.04km**