

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

13/9 Matilda Court, Belmont VIC 3216
--------------------------------------

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*\*\*\*\* or range between \$410,000 & \$435,000

### Median sale price

Median price \$441,925 Property type Unit Suburb Belmont

Period - From Aug 2020 to Aug 2021 Source Realestate.com.au

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* 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
1. 14/9 Matilda Court, Belmont	\$435,000	27 <sup>th</sup> July 2021
2. 15/9 Matilda Court, Belmont	\$415,000	11 <sup>th</sup> June 2021
3.	\$	

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 19/09/2021