

## 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

20/17-25 Colac Grove, 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 \$425,000 & \$445,000

#### Median sale price

Median price \$525,000 Property type 2 Bedroom Unit Suburb Belmont VIC 3216

Period - From Dec 2021 to Nov 2022 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. 10/17 Colac Grove, Belmont VIC 3216	\$462,000	Oct 2022
2. 3/86 Settlement Road, Belmont VIC 3216	\$440,000	Sep 2022
3. 13/9 Matilda Court, Belmont VIC 3216	\$487,500	Sep 2021

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: 13/12/2022