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## House Offered for Sale

18 Walpole Avenue Belmont VIC 3216

3 2 2

## Indicative Selling Price

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

Range between \$425,000 & \$455,000

## Median Sale Price

\$450,000 Houses in Belmont between Aug 2016 - Jul 2017

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.



**6 Glenys Court Belmont VIC 3216**

4 2 2

Sold Price

**\$465,000**

Sold Date

**27-Apr-17**

Distance

**0.11km**



**16 Nott Street Belmont VIC 3216**

2 1 1

Sold Price

**\$455,000**

Sold Date

**11-Mar-17**

Distance

**0.21km**



**9 Highmont Drive Belmont VIC 3216**

4 2 2

Sold Price

**\$440,000**

Sold Date

**12-May-17**

Distance

**0.35km**

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