

Property offered for sale

Address: 3/28 Settlement Road Belmont

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$419,000 & \$460,000

Median sale price

Median price: \$317,000 Unit Suburb: Belmont
Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



2/23 Davis St BELMONT

2 1 2

Only 3 years old and nestled away in a popular pocket of Belmont, only moments from the Belmont shopping strip and

Sold by Private Sale \$445,000
Date Sold Jul 2017



22b Spring St BELMONT

3 2 1

It is not often that such well equipped townhouses come to market and given the sought after Belmont location and appeal

Sold by Private Sale \$473,000
Date Sold May 2017
Land 333 SqM



49b Davis St BELMONT

2 2 1

An ideal option for those that want the easy no-maintenance living of a townhouse with the ease of their own title and no

Sold by Private Sale \$425,000
Date Sold Apr 2017
Land 271 SqM