



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1/30-32 Clarke Avenue,  
BELMONT 3216**

House



3 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$530,000 - \$570,000**

### Median sale price

Median **House** for **BELMONT** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$350,000**

### Comparable property sales

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 the most comparable to the property for sale.

**2/5 Rigo Street,**  
Belmont 3216

Price **\$582,500** Sold 20  
October 2017

**3/12 Maus Street,**  
Highton 3216

Price **\$565,000** Sold 02  
March 2018

**19 South Street,**  
Belmont 3216

Price **\$527,000** Sold 20  
February 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### Ray White Highton

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Highton VIC 3216

#### Contact agents



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