

#### Property offered for sale

Address: 1&2/12 Gill Street Belmont

#### Indicative selling price

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

Range between: \$600,000 & \$660,000

#### 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.



#### 2a Hill St BELMONT

3 2 1

The last one of a 3 townhouse development. Built with the utmost attention to detail, this boutique townhouse is one of the

**Sold by Private Sale \$621,000**  
**Date Sold** Nov 2016  
**Land** 304 SqM



#### 2c Hill St BELMONT

3

**Sold by Private Sale \$649,000**  
**Date Sold** Jul 2016  
**Land** 294 SqM



#### 16b South St BELMONT

3 2 2

With 16A South Street SOLD!! and 16B South Street available this property delivers all the sophistication of its premier

**Sold by Private Sale \$640,000**  
**Date Sold** Mar 2016  
**Land** 400 SqM