

Rachel Spurgeon
 P 52345040
 M 0428526565
 E rachels.leopold@ljh.com.au

HOUSE Offered for Sale

32 Kidman Avenue Belmont VIC 3216

 3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$500,000

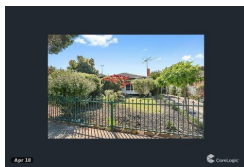
Median Sale Price

\$495,000 Houses in Belmont between May 2017 - Apr 2018

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.



1 Glyn Street Belmont VIC 3216

 3  1  2

Sold Price **\$455,000**

Sold Date **28-Nov-17**

Distance **0.11km**



16 Nott Street Belmont VIC 3216

 2  1  1

Sold Price **\$455,000**

Sold Date **11-Mar-17**

Distance **0.13km**



10 Walpole Avenue Belmont VIC 3216

 3  1  2

Sold Price **\$536,000**

Sold Date **17-Mar-18**

Distance **0.15km**

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Comparable Property Sales

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18 Walpole Avenue Belmont VIC 3216

 3  3  1

Sold Price **\$487,000** Sold Date **16-Sep-17**

Distance **0.17km**

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