

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 11 Kidman Avenue, BELMONT 3216

House



3 beds



1 baths



1 parking

### Indicative selling price

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

## Single price \$400,000

### Median sale price

Median **House** for **BELMONT** for period **Jul 2016 - Jun 2017**

Sourced from **Pricefinder**.

## \$460,000

### Comparable property sales

These are the three properties sold within five kilo metres 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.

**33 Learmouth Street,**  
Belmont 3216

Price **\$422,000** Sold 19 May 2017

**5 Glyn Street,**  
Belmont 3216

Price **\$410,000** Sold 30 April 2017

**41 Learmouth Street,**  
Belmont 3216

Price **\$395,000** Sold 29 March 2017

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.

### Contact agents

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