

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 138 Mt Pleasant Road, BELMONT 3216

House



4 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 from \$600,000 - \$660,000

### Median sale price

Median **House** for **BELMONT** for period **Jul 2016 - Jun 2017**  
Sourced from **Pricefinder**.

## \$462,000

### 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.

**139 Mt Pleasant Road,** Belmont 3216      Price **\$635,000** Sold 12 August 2017

**8 Morris Street,** Belmont 3216      Price **\$615,000** Sold 15 July 2017

**36 South Street,** Belmont 3216      Price **\$657,000** Sold 27 May 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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