



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 16A Sanglen Terrace, BELMONT 3216

### Indicative selling price

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

**Range \$600,000 - \$650,000**

### Median sale price

Median **House** for **BELMONT** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$510,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**16 Sanglen Tce,**  
Belmont 3216

Price **\$590,000** Sold 07  
October 2017

**18 Digby Ave,**  
Belmont 3216

Price **\$651,000** Sold 02 June  
2018

**12 Sanglen Tce,**  
Belmont 3216

Price **\$680,000** Sold 20  
March 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.

### Team 3220 Pty Ltd t/as Hayeswinckle Agent

2/318 Pakington Street,  
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### Contact agents



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