

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 11 Cambra Road Belmont

Indicative selling price

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

Range between: \$410,000 & \$440,000

Median sale price

Median price: \$559,000 House Suburb: Belmont
Period - From: 01/07/2018 to 30/09/2018 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.

**7 Matilda Ct
BELMONT**

3 1 1

Situated on a massive 668m2 this character home is ripe for a first home buyer, astute investor or keen renovator wanting to get

Sold by Private Sale \$425,000
Date Sold 25/10/2018
Land 668 SqM

**12 Poplar Ct
BELMONT**

3

Sold by Private Sale \$450,000
Date Sold 17/09/2018
Land 664 SqM

**85 Settlement Rd
BELMONT**

3 1 2

This is the perfect opportunity for the first home buyer to get into the market. This great home consists of three good size

Sold by Private Sale \$413,000
Date Sold 05/03/2018
Land 568 SqM