

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

5 Station Street, Belgrave Vic 3160

Indicative selling price

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

Range between

\$645,000

&

\$695,000

Median sale price

Median price

\$667,000

House

X

Unit

Suburb

Belgrave

Period - From

01/10/2017

to

31/12/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	57 Station St BELGRAVE 3160	\$690,000	28/11/2017
2	14 Wright Av UPWEY 3158	\$685,000	24/11/2017
3	56 Belgrave Hallam Rd BELGRAVE 3160	\$652,000	20/12/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3 1 1

Rooms:
Property Type: House
Land Size: 1529 sqm approx
 Agent Comments

Indicative Selling Price
 \$645,000 - \$695,000
Median House Price
 December quarter 2017: \$667,000

Comparable Properties



57 Station St BELGRAVE 3160 (REI)

Agent Comments

3 1 1

Price: \$690,000
Method: Private Sale
Date: 28/11/2017
Rooms: -
Property Type: House
Land Size: 1381 sqm approx



14 Wright Av UPWEY 3158 (REI)

Agent Comments

3 1 1

Price: \$685,000
Method: Private Sale
Date: 24/11/2017
Rooms: -
Property Type: House
Land Size: 1247 sqm approx



56 Belgrave Hallam Rd BELGRAVE 3160 (REI)

Agent Comments

4 2 1

Price: \$652,000
Method: Private Sale
Date: 20/12/2017
Rooms: -
Property Type: House
Land Size: 1007 sqm approx