

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale								
Including suburb and	Address g suburb and postcode 43 Glen Road, Belgrave Heights Vic 3160							
Indicative selling pr	ice							
For the meaning of this	price see c	consur	mer.vic.gov.a	au/unc	lerquoting			
Range between \$570		&	\$625,000					
Median sale price								
Median price	ŀ	House		Unit			Suburb	Belgrave Heights
Period - From	t	to			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								
2								
3								
OR								

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.

Account - Bell RE Belgrave | P: 03 9754 6888



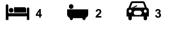
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Rooms:

Property Type: House Land Size: 1008 sqm approx

Agent Comments

Indicative Selling Price \$570,000 - \$625,000

"This advice does not form part of this Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "

Comparable Properties

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