

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

47 Waratah Avenue Belgrave VIC 3160

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Belgrave

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

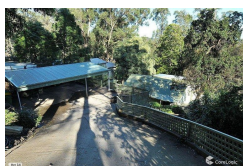
Date of sale

28 Belgrave-Gembrook Road Belgrave VIC 3160	\$600,000	16-Aug-19
136 Belgrave-Gembrook Road Selby VIC 3159	\$590,000	25-Oct-19
7 Selby-Aura Road Selby VIC 3159	\$592,000	12-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 10 February 2020



**28 Belgrave-Gembrook Road
 Belgrave VIC 3160**

Sold Price **\$600,000** Sold Date **16-Aug-19**

3 2 4

Distance **0.66km**



**136 Belgrave-Gembrook Road Selby
 VIC 3159**

Sold Price **\$590,000** Sold Date **25-Oct-19**

4 1 2

Distance **1.12km**



7 Selby-Aura Road Selby VIC 3159

Sold Price **\$592,000** Sold Date **12-Nov-19**

2 1 1

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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