

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 471 Belgrave-Gembrook Road, Avonsleigh Vic 3782

Indicative selling price

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

Range between \$510,000 & \$560,000

Median sale price

Median price \$612,500 House X Unit Suburb Avonsleigh

Period - From 01/01/2018 to 31/12/2018 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	14 Jacka Rd AVONSLEIGH 3782	\$531,029	19/10/2018
2	454 Belgrave Gembrook Rd AVONSLEIGH 3782	\$525,000	17/12/2018
3	3 Macclesfield Rd EMERALD 3782	\$525,000	09/11/2018

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.



Rooms:
Property Type: House
Land Size: 1158 sqm approx
 Agent Comments

Indicative Selling Price
 \$510,000 - \$560,000
Median House Price
 Year ending December 2018: \$612,500

Comparable Properties



14 Jacka Rd AVONSLEIGH 3782 (REI/VG)

Agent Comments



Price: \$531,029
Method: Private Sale
Date: 19/10/2018
Rooms: 5
Property Type: House (Res)
Land Size: 1059 sqm approx



454 Belgrave Gembrook Rd AVONSLEIGH 3782 (REI/VG)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 17/12/2018
Rooms: 6
Property Type: House
Land Size: 1051 sqm approx



3 Macclesfield Rd EMERALD 3782 (VG)

Agent Comments



Price: \$525,000
Method: Sale
Date: 09/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 1281 sqm approx