

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

20 Maskells Hill Road, Selby Vic 3159

Indicative selling price

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

Range between

\$550,000

&

\$605,000

Median sale price

Median price

\$683,350

House

X

Unit

Suburb

Selby

Period - From

01/01/2017

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	16 Belgrave Hallam Rd BELGRAVE 3160	\$610,000	26/10/2017
2	1 Charles St SELBY 3159	\$600,000	01/11/2017
3	3 Thomas St SELBY 3159	\$565,000	17/11/2017

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.~~

20 Maskells Hill Road, Selby Vic 3159

BELL REAL ESTATE

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Indicative Selling Price

\$550,000 - \$605,000

Median House Price

Year ending December 2017: \$683,350



Rooms:

Property Type: House (Res)

Land Size: 1083 sqm approx

Agent Comments

Comparable Properties



16 Belgrave Hallam Rd BELGRAVE 3160 (REI/VG)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 26/10/2017

Rooms: 9

Property Type: House

Land Size: 929 sqm approx



1 Charles St SELBY 3159 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 01/11/2017

Rooms: 4

Property Type: House

Land Size: 2497 sqm approx



3 Thomas St SELBY 3159 (REI/VG)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 17/11/2017

Rooms: 6

Property Type: House

Land Size: 1011 sqm approx