

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

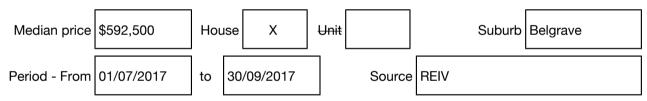
43 Broadway, Belgrave Vic 3160 nd de

Indicative selling price

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

Range between \$580,000	&	\$621,000
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Median sale price



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	31 Mcnicol Rd TECOMA 3160	\$620,000	28/08/2017
2	13 Park Dr BELGRAVE 3160	\$590,000	01/09/2017
3	34 Martin St BELGRAVE 3160	\$585,000	28/07/2017

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.

Account - Bell RE Belgrave | P: 03 9754 6888

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 1079 sqm approx Agent Comments Indicative Selling Price \$580,000 - \$621,000 Median House Price September quarter 2017: \$592,500

Comparable Properties





Price: \$585,000 Method: Sale Date: 28/07/2017 Rooms: -Property Type: House (Res) Land Size: 1027 sqm approx

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