

## 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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000

&

\$621,000

#### Median sale price

Median price \$592,500

House

X

Unit

Suburb Belgrave

Period - From 01/07/2017

to

30/09/2017

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	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.



**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



**31 Mcnicol Rd TECOMA 3160 (REI/VG)**

Agent Comments



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 28/08/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1510 sqm approx



**13 Park Dr BELGRAVE 3160 (REI/VG)**

Agent Comments



**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 01/09/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1116 sqm approx



**34 Martin St BELGRAVE 3160 (VG)**

Agent Comments



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