

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

60 Arbor Avenue, Belgrave Vic 3160

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$657,500

House

X

Unit

Suburb

Belgrave

Period - From

01/07/2017

to

30/06/2018

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	89 Kaola St BELGRAVE 3160	\$667,000	25/05/2018
2	70 Station St BELGRAVE 3160	\$663,500	23/02/2018
3	16 Gully Cr BELGRAVE 3160	\$660,500	17/05/2018

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 (Previously Occupied - Detached)
Land Size: 1043 sqm approx
 Agent Comments

Indicative Selling Price
 \$650,000 - \$700,000
Median House Price
 Year ending June 2018: \$657,500

Comparable Properties



89 Kaola St BELGRAVE 3160 (REI/VG)

Agent Comments



Price: \$667,000
Method: Private Sale
Date: 25/05/2018
Rooms: 5
Property Type: House
Land Size: 1026 sqm approx



70 Station St BELGRAVE 3160 (REI/VG)

Agent Comments



Price: \$663,500
Method: Private Sale
Date: 23/02/2018
Rooms: 6
Property Type: House
Land Size: 1011 sqm approx



16 Gully Cr BELGRAVE 3160 (REI/VG)

Agent Comments



Price: \$660,500
Method: Private Sale
Date: 17/05/2018
Rooms: 5
Property Type: House
Land Size: 1012 sqm approx