

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

50 Monbulk Road, Belgrave Vic 3160

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$560,000 & \$616,000

Median sale priceMedian price \$615,000 House ☒ Unit ☐ Suburb Belgrave

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 66 Martin St BELGRAVE 3160	\$637,000	22/02/2018
2 1585 Burwood Hwy TECOMA 3160	\$632,500	26/03/2018
3 4 Oakland Av UPWEY 3158	\$590,000	08/03/2018

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.~~

50 Monbulk Road, Belgrave Vic 3160

BELL REAL ESTATE

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Indicative Selling Price

\$560,000 - \$616,000

Median House Price

Year ending December 2017: \$615,000



3 2 2

Rooms:

Property Type: House

Land Size: 2104 sqm approx

Agent Comments

Comparable Properties



66 Martin St BELGRAVE 3160 (REI)

3 1 -

Agent Comments

Price: \$637,000

Method: Private Sale

Date: 22/02/2018

Rooms: 10

Property Type: House

Land Size: 1000 sqm approx



1585 Burwood Hwy TECOMA 3160 (REI)

3 2 3

Agent Comments

Price: \$632,500

Method: Sold Before Auction

Date: 26/03/2018

Rooms: -

Property Type: House

Land Size: 946 sqm approx



4 Oakland Av UPWEY 3158 (REI)

3 1 -

Agent Comments

Price: \$590,000

Method: Private Sale

Date: 08/03/2018

Rooms: 10

Property Type: House

Land Size: 1428 sqm approx