

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

SUBURB: SELBY

Property offered for sale

Address of Property	18 Greenwell Road, Selby Vic 3159
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Indicative selling price

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

Single Price

\$*

Range Between

\$600,000

&

\$660,000

*Median House Price for **Selby**: \$650,000
Period From April to June 2017 (RIEV)*

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 4 Wilga Avenue, Selby Vic 3159	\$ 650 ,000	30/06/17
2 10 Fuller Street, Belgrave Vic 3160	\$634,080	23/08/17
3 17 Glen Harrow Heights Road, Belgrave Vic 3160	\$625,000	19/08/17