

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

50 McNicol Rd,  
BELGRAVE 3160

House

0 beds

0 baths

0 parking

### Indicative selling price

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

**Range from \$ 650,000 - \$ 710,000**

### Median sale price

Median **House** for **BELGRAVE** for period **Apr 2017 - Jun 2017**  
Sourced from **Property Data Online (PDOL)**.

**\$ 589,000**

### 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 the most comparable to the property for sale.

**45 Glen Harrow Heights Road,**  
Belgrave 3160

**Price \$ 680,000** Sold 04 April 2017

**84 McNicol Road,**  
Belgrave 3160

**Price \$ 690,000** Sold 30 January 2017

**12 Forest Road,**  
Belgrave 3160

**Price \$ 720,000** Sold 04 November 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Property Data Online (PDOL).

### Contact agents

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