

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

11 MASKELLS HILL ROAD SELBY VIC 3159

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$803,750

Property type

House

Suburb

Selby

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 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

4 LYNDALE ROAD BELGRAVE SOUTH VIC 3160	\$1,150,000	30-Oct-22
7 CEDAR GROVE SELBY VIC 3159	\$1,071,000	20-Sep-22
7 VALE ROAD BELGRAVE HEIGHTS VIC 3160	\$1,100,000	31-Oct-22

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 6 months.

This Statement of Information was prepared on: 16 February 2023



4 LYNDALL ROAD BELGRAVE SOUTH VIC 3160

4

2

4

Sold Price **\$1,150,000** Sold Date **30-Oct-22**

Distance **1.7km**



7 CEDAR GROVE SELBY VIC 3159

5

2

2

Sold Price **\$1,071,000** Sold Date **20-Sep-22**

Distance **0.83km**



7 VALE ROAD BELGRAVE HEIGHTS VIC 3160

3

2

3

Sold Price **\$1,100,000** Sold Date **31-Oct-22**

Distance **1.88km**

RS = Recent sale **UN** = Undisclosed Sale

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