

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

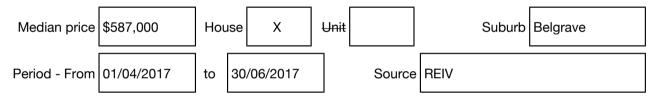
5 17 Best Street, Belgrave Vic 3160

Indicative selling price

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

Range between	\$660,000	&	\$700,000	

Median sale price



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	17 Langford Ct TECOMA 3160	\$720,000	17/06/2017
2	14 Collier Av TECOMA 3160	\$705,000	24/05/2017
3	19 Currajong Av SELBY 3159	\$700,000	14/08/2017

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.

Account - Bell RE Belgrave | P: 03 9754 6888

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 1287 sqm approx Agent Comments

Indicative Selling Price \$660,000 - \$700,000 **Median House Price** June quarter 2017: \$587,000

Comparable Properties



5 2

Price: \$720,000 Method: Private Sale Date: 17/06/2017 Rooms: 8 Property Type: House Land Size: 1736 sqm approx Agent Comments



14 Collier Av TECOMA 3160 (REI/VG)



Price: \$705,000 Method: Private Sale Date: 24/05/2017 Rooms: 10 Property Type: House Land Size: 1313 sqm approx



19 Currajong Av SELBY 3159 (REI)



Price: \$700,000 Method: Private Sale Date: 14/08/2017 Rooms: 7 Property Type: House Land Size: 1500 sqm approx Agent Comments

Agent Comments

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