

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

79 Belgrave-Gembrook Road Belgrave VIC 3160

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

\$515,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Belgrave

Period-from

01 Sep 2018

to

31 Aug 2019

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

42 Belgrave-Gembrook Road Belgrave VIC 3160	\$515,000	23-May-19
8 Creek Road Belgrave VIC 3160	\$545,000	21-Mar-19
5 Ronald Avenue Selby VIC 3159	\$530,000	25-Jan-19

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 September 2019

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**42 Belgrave-Gembrook Road
Belgrave VIC 3160**
 3  1  2

Sold Price

\$515,000

Sold Date

23-May-19

Distance

0.42km

8 Creek Road Belgrave VIC 3160
 3  1  2

Sold Price

\$545,000

Sold Date

21-Mar-19

Distance

0.55km

5 Ronald Avenue Selby VIC 3159
 3  2  2

Sold Price

\$530,000

Sold Date

25-Jan-19

Distance

1.44km
RS = Recent sale

UN = Undisclosed Sale

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