

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Propert</b>	y offered	for sale
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Including subur	b and tcode	43 Bartley Road, Belgrave Heights Vic 3160					
Indicative selling	ng pric	e					
For the meaning of	of this p	rice see c	onsumer.vic.gov.a	u/underquoting			
Range between	\$710,0	000	&	\$780,000			
Median sale pri	се						
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Median price	House	е	Unit		Subu	Belgrave Heights
Period - From	to			Source	REIV	

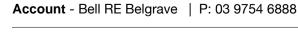
## Comparable property sales (\*Delete A or B below as applicable)

**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.

Add	dress of comparable property	Price	Date of sale
1	36 Lockwood Rd BELGRAVE HEIGHTS 3160	\$780,000	28/06/2017
2	16 Station St BELGRAVE 3160	\$730,000	15/05/2017
3	21 Currajong Av SELBY 3159	\$720,000	26/04/2017

#### 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.









Property Type: House (Previously

Occupied - Detached) Land Size: 1209 sqm approx

Agent Comments

**Indicative Selling Price** \$710,000 - \$780,000

"This advice does not form part of this Statement of Information \* Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "

# Comparable Properties



36 Lockwood Rd BELGRAVE HEIGHTS 3160



Price: \$780,000 Method: Private Sale Date: 28/06/2017 Rooms: 10

Property Type: House

Land Size: 1371 sqm approx

**Agent Comments** 









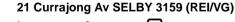


Rooms: -

Property Type: House

Land Size: 1475 sqm approx

**Agent Comments** 









Price: \$720,000 Method: Private Sale Date: 26/04/2017 Rooms: 10

Property Type: House Land Size: 2061 sqm approx **Agent Comments** 



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