

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

43 Bartley Road, Belgrave Heights Vic 3160

Indicative selling price

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

Range between \$710,000

&

\$780,000

Median sale price

Median price

House

Unit

Suburb

Belgrave Heights

Period - From

to

Source

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	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.~~

**Rooms:****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 (REI)

Agent Comments

**Price:** \$780,000**Method:** Private Sale**Date:** 28/06/2017**Rooms:** 10**Property Type:** House**Land Size:** 1371 sqm approx
16 Station St BELGRAVE 3160 (REI/VG)

Agent Comments

**Price:** \$730,000**Method:** Private Sale**Date:** 15/05/2017**Rooms:** -**Property Type:** House**Land Size:** 1475 sqm approx
21 Currajong Av SELBY 3159 (REI/VG)

Agent Comments

**Price:** \$720,000**Method:** Private Sale**Date:** 26/04/2017**Rooms:** 10**Property Type:** House**Land Size:** 2061 sqm approx