

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 74 Belgrave-hallam Road, Belgrave Vic 3160

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$587,000 House X Unit Suburb Belgrave

Period - From 01/04/2017 to 30/06/2017 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.

	Address of comparable property	Price	Date of sale
1	35 Lockwood Rd BELGRAVE HEIGHTS 3160	\$670,000	06/07/2017
2	4 Verona St BELGRAVE SOUTH 3160	\$650,000	11/09/2017
3	10 Fuller St BELGRAVE 3160	\$634,080	23/08/2017

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.



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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1192 sqm approx
 Agent Comments

Indicative Selling Price
 \$620,000 - \$680,000
Median House Price
 June quarter 2017: \$587,000

Comparable Properties



35 Lockwood Rd BELGRAVE HEIGHTS 3160 (REI/VG)

Agent Comments

4 1 2

Price: \$670,000
Method: Private Sale
Date: 06/07/2017
Rooms: 10
Property Type: House
Land Size: 2611 sqm approx



4 Verona St BELGRAVE SOUTH 3160 (REI)

Agent Comments

4 2 2

Price: \$650,000
Method: Private Sale
Date: 11/09/2017
Rooms: 6
Property Type: House
Land Size: 2080 sqm approx



10 Fuller St BELGRAVE 3160 (REI)

Agent Comments

3 1 1

Price: \$634,080
Method: Private Sale
Date: 23/08/2017
Rooms: 5
Property Type: House
Land Size: 1137 sqm approx