

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3 Peters Road, Belgrave Vic 3160

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$685,000 Property Type House Suburb Belgrave

Period - From 01/01/2020 to 31/03/2020 Source REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	9 Eric St BELGRAVE 3160	\$565,000	21/01/2020
2	84 Old Belgrave Rd UPPER FERNTREE GULLY 3156	\$542,500	18/10/2019
3	46 Station St BELGRAVE 3160	\$520,000	07/11/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

02/06/2020 17:00



Property Type:
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median House Price
March quarter 2020: \$685,000

Comparable Properties



9 Eric St BELGRAVE 3160 (REI)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 21/01/2020
Rooms: 3
Property Type: House



84 Old Belgrave Rd UPPER FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$542,500
Method: Private Sale
Date: 18/10/2019
Rooms: 4
Property Type: House
Land Size: 1303 sqm approx



46 Station St BELGRAVE 3160 (REI)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 07/11/2019
Rooms: 4
Property Type: House
Land Size: 1200 sqm approx