Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	3 Peters Road, Belgrave Vic 3160
Including suburb or	
locality and postcode	

Indicative selling price

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

narige between \$320,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$520,000	&	\$570,000
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Median sale price

Median price	\$685,000	Pro	perty 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

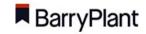
1	9 Eric St BELGRAVE 3160	\$565,000	21/01/2020
2	84 Old Belgrave Rd UPPER FERNTREE GULLY 3156	\$542,500	18/10/2019
3	46 Station St BELGRAVE 3160	\$520,000	07/11/2019

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









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 Agent Comments

3156 (REI)





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)

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Price: \$520,000 Method: Private Sale Date: 07/11/2019 Rooms: 4

Property Type: House Land Size: 1200 sqm approx

Account - Barry Plant | P: 03 5968 4522





Agent Comments