

STATEMENT OF INFORMATION

4 JUDKINS AVENUE, BELGRAVE, VIC 3160

PREPARED BY SAVOY REAL ESTATE, 11 BLACKBURN ROAD BLACKBURN

STATEMENT OF INFORMATION

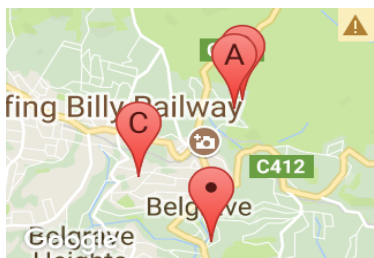
Section 47AF of the Estate Agents Act 1980

**4 JUDKINS AVENUE, BELGRAVE, VIC 3160**  3  2  4

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$620,000 to \$680,000**

MEDIAN SALE PRICE

**BELGRAVE, VIC, 3160**

Suburb Median Sale Price (House)

\$578,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.

**22 GLEN HARROW HEIGHTS RD, BELGRAVE,**  3  2  4

Sale Price

\$615,000

Sale Date: 01/07/2017

Distance from Property: 1.9km

**45 GLEN HARROW HEIGHTS RD, BELGRAVE,**  3  2  -

Sale Price

\$680,000

Sale Date: 04/04/2017

Distance from Property: 2.1km

**24 STATION ST, BELGRAVE, VIC 3160**  3  2  -

Sale Price

\$578,000

Sale Date: 21/03/2017

Distance from Property: 1.3km

This report has been compiled on 25/08/2017 by Savoy Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 JUDKINS AVENUE, BELGRAVE, VIC 3160

Indicative selling price

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

Price Range:

\$620,000 to \$680,000

Median sale price

Median price

\$578,000

House

X

Unit


Suburb

BELGRAVE

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
22 GLEN HARROW HEIGHTS RD, BELGRAVE, VIC 3160	\$615,000	01/07/2017
45 GLEN HARROW HEIGHTS RD, BELGRAVE, VIC 3160	\$680,000	04/04/2017
24 STATION ST, BELGRAVE, VIC 3160	\$578,000	21/03/2017