

302 Belgrave-gembrook Road, Clematis Vic 3782

BELL REAL ESTATE

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**Indicative Selling Price**

\$445,000 - \$489,500



**Rooms:** 6

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 3590 sqm approx

Agent Comments

## Comparable Properties



1986 Wellington Rd CLEMATIS 3782 (REI)

Agent Comments



**Price:** \$510,000

**Method:** Private Sale

**Date:** 11/05/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 1034 sqm approx



2091 Wellington Rd CLEMATIS 3782 (REI/VG)

Agent Comments



**Price:** \$470,000

**Method:** Private Sale

**Date:** 21/04/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 1100 sqm approx

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.

## 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

302 Belgrave-gembrook Road, Clematis Vic 3782

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$445,000

&amp;

\$489,500

**Median sale price**

Median price

Unit

X

Suburb

Clematis

Period - From

to

Source REIV

**Comparable property sales**

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.