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)

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Agent Comments

**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)

Price: \$470,000 Method: Private Sale Date: 21/04/2017

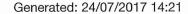
Rooms: 6

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.

Account - Bell RE Emerald | P: 03 59686222 | F: 03 5968 6311







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## 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<br>Including suburb and<br>postcode                        | 302 Belgrave-gembrook Road, Clematis Vic 3782 |        |           |          |
| Indicative selling price   |   |        |           |          |
| For the meaning of this price see consumer.vic.gov.au/underquoting |   |        |           |          |
| Range between \$445  | ,000  | &      | \$489,500 |          |
| Median sale price  |   |        |           |          |
| Median price   |   | Unit X | Subur     | Clematis |
| Period - From  | to  |        | Source RE | IV       |
| Comparable property sales  |   |        |           |          |

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were sold within two kilometres of the property for sale in the last six months.





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