

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

108 Colby Drive, Belgrave South Vic 3160

Indicative selling price

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

Range between

\$830,000

&

\$895,000

Median sale price

Median price

\$852,500

Property Type

House

Suburb

Belgrave South

Period - From

10/11/2019

to

09/11/2020

Source

REIV

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

~~A* 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
1	22 Best St BELGRAVE 3160	\$880,000	08/06/2020
2	66 Best St BELGRAVE 3160	\$850,000	06/06/2020
3			

OR

~~B* 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.~~

This Statement of Information was prepared on:

10/11/2020 22:31



 5  2  1

Property Type: House
Land Size: 1074 sqm approx
Agent Comments

Indicative Selling Price
\$830,000 - \$895,000
Median House Price
10/11/2019 - 09/11/2020: \$852,500

Comparable Properties

22 Best St BELGRAVE 3160 (VG)

Agent Comments

 4  -  -

Price: \$880,000
Method: Sale
Date: 08/06/2020
Property Type: House (Res)
Land Size: 1045 sqm approx



66 Best St BELGRAVE 3160 (REI/VG)

Agent Comments

 4  3  2

Price: \$850,000
Method: Sale by Tender
Date: 06/06/2020
Rooms: 7
Property Type: House
Land Size: 813 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.