

## 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

1 Apsley Road, Belgrave Vic 3160

#### Indicative selling price

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

Range between

\$750,000

&

\$825,000

#### Median sale price

Median price

\$657,500

House

X

Unit

Suburb

Belgrave

Period - From

01/07/2017

to

30/06/2018

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	1 Reserve Rd BELGRAVE 3160	\$821,000	06/08/2018
2	53 Martin St BELGRAVE 3160	\$815,000	04/06/2018
3	40 Colby Dr BELGRAVE HEIGHTS 3160	\$805,000	14/08/2018

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.



**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 1042 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$825,000  
**Median House Price**  
Year ending June 2018: \$657,500

## Comparable Properties



**1 Reserve Rd BELGRAVE 3160 (REI)**

**Agent Comments**



**Price:** \$821,000  
**Method:** Private Sale  
**Date:** 06/08/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1085 sqm approx



**53 Martin St BELGRAVE 3160 (REI/VG)**

**Agent Comments**



**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 04/06/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1350 sqm approx



**40 Colby Dr BELGRAVE HEIGHTS 3160 (REI)**

**Agent Comments**



**Price:** \$805,000  
**Method:** Private Sale  
**Date:** 14/08/2018  
**Rooms:** 12  
**Property Type:** House  
**Land Size:** 4330 sqm approx