

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

6 Reserve Road, Belgrave Vic 3160

Indicative selling price

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

Range between \$680,000

&

\$748,000

Median sale price

Median price \$592,500

House

X

Unit

Suburb Belgrave

Period - From 01/07/2017

to

30/09/2017

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	18 Arbor Av BELGRAVE 3160	\$730,000	19/10/2017
2	8 Colombo Rd BELGRAVE 3160	\$725,000	27/06/2017
3	17 Douglas St UPWEY 3158	\$692,000	23/08/2017

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:
Agent Comments

Indicative Selling Price
\$680,000 - \$748,000
Median House Price
September quarter 2017: \$592,500

Comparable Properties



18 Arbor Av BELGRAVE 3160 (REI)

Agent Comments

4 3 -

Price: \$730,000
Method: Private Sale
Date: 19/10/2017
Rooms: -
Property Type: House
Land Size: 1212 sqm approx



8 Colombo Rd BELGRAVE 3160 (REI/VG)

Agent Comments

4 2 2

Price: \$725,000
Method: Private Sale
Date: 27/06/2017
Rooms: 6
Property Type: House
Land Size: 1010 sqm approx



17 Douglas St UPWEY 3158 (REI/VG)

Agent Comments

3 1 3

Price: \$692,000
Method: Private Sale
Date: 23/08/2017
Rooms: 5
Property Type: House
Land Size: 994 sqm approx