

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

45 Colombo 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$640,000 Property Type House Suburb Belgrave

Period - From 01/01/2019 to 31/12/2019 Source REIV

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	35 Belbrook Rd UPWEY 3158	\$1,120,000	11/11/2019
2	57 Ridge Rd KALLISTA 3791	\$1,080,000	10/02/2020
3	11 Wedgewood Av BELGRAVE 3160	\$1,050,000	02/11/2019

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

19/03/2020 14:59



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 8392 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
**Median House Price**  
 Year ending December 2019: \$640,000

## Comparable Properties



**35 Belbrook Rd UPWEY 3158 (REI/VG)**

Agent Comments



**Price:** \$1,120,000  
**Method:** Sale by Tender  
**Date:** 11/11/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 2513 sqm approx



**57 Ridge Rd KALLISTA 3791 (REI)**

Agent Comments



**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 10/02/2020  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 12141 sqm approx



**11 Wedgewood Av BELGRAVE 3160 (REI/VG)**

Agent Comments



**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 02/11/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 2222 sqm approx