## 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	45 Colombo Road, Belgrave Vic 3160
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
---------------------------	---	-------------

#### Median sale price

Median price	\$640,000	Pro	perty 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.

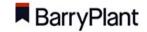
Ad	dress of comparable property	Price	Date of sale
1	35 Belbrook Rd UPWEY 3158	\$1,120,000	11/11/2019
2	57 Ridge Rd KALLISTA 3791	\$1,080,000	10/02/2020
3	11 Wedgewood Av BELGRAVE 3160	\$1,050,000	02/11/2019

#### 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



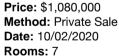


57 Ridge Rd KALLISTA 3791 (REI)



Agent Comments

**Agent Comments** 



Property Type: House

Land Size: 12141 sqm approx



11 Wedgewood Av BELGRAVE 3160 (REI/VG)





Price: \$1,050,000 Method: Private Sale Date: 02/11/2019

Rooms: 5

Property Type: House Land Size: 2222 sqm approx

**Account** - Barry Plant | P: 03 5968 4522



