

## 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 Convention Avenue, Belgrave Heights 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 \$580,000 & \$610,000

#### Median sale price

Median price \$721,000 House X Unit Suburb Belgrave Heights

Period - From 01/04/2017 to 31/03/2018 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 36 Martin St BELGRAVE 3160	\$610,000	30/01/2018
2 43 Broadway BELGRAVE 3160	\$593,000	27/12/2017
3 77 Martin St BELGRAVE 3160	\$590,000	09/04/2018

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:**  
**Agent Comments**

**Indicative Selling Price**  
\$580,000 - \$610,000  
**Median House Price**  
Year ending March 2018: \$721,000

## Comparable Properties



**36 Martin St BELGRAVE 3160 (VG)**

**Agent Comments**



**Price:** \$610,000  
**Method:** Sale  
**Date:** 30/01/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1028 sqm approx



**43 Broadway BELGRAVE 3160 (REI/VG)**

**Agent Comments**



**Price:** \$593,000  
**Method:** Private Sale  
**Date:** 27/12/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1079 sqm approx



**77 Martin St BELGRAVE 3160 (REI)**

**Agent Comments**



**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 09/04/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 1600 sqm approx