

## 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

11 Grey Street, 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 \$830,000

&

\$890,000

#### 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	6 Rose St TECOMA 3160	\$860,000	03/04/2018
2	13 Brooking St UPWEY 3158	\$837,000	11/07/2018
3	77 Ternes Rd UPWEY 3158	\$830,000	25/06/2018

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 (Previously Occupied - Detached)  
**Land Size:** 1786 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$830,000 - \$890,000  
**Median House Price**  
 Year ending June 2018: \$657,500

## Comparable Properties



**6 Rose St TECOMA 3160 (REI/VG)**

Agent Comments



**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 03/04/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1486 sqm approx



**13 Brooking St UPWEY 3158 (REI)**

Agent Comments



**Price:** \$837,000  
**Method:** Private Sale  
**Date:** 11/07/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 993 sqm approx



**77 Ternes Rd UPWEY 3158 (REI)**

Agent Comments



**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 25/06/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1397 sqm approx