

Aaron Day (03) 5968 6222 0407 365 994 aarond@bellrealestate.com.au

Indicative Selling Price \$485,000 - \$533,000 Median House Price Year ending December 2018: \$612,500





Property Type: House Land Size: 1000 sqm approx

Agent Comments



Comparable Properties



14 Jacka Rd AVONSLEIGH 3782 (REI/VG)



Agent Comments

Agent Comments



Price: \$531,029 Method: Private Sale Date: 19/10/2018

Rooms: 5

Property Type: House (Res) Land Size: 1059 sqm approx



454 Belgrave Gembrook Rd AVONSLEIGH

3782 (REI/VG)

3

Price: \$525,000 Method: Private Sale Date: 17/12/2018

Rooms: 6

Property Type: House Land Size: 1051 sqm approx

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.

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Statement of Information

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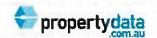
Single residential property located in the Melbourne metropolitan

Section 47AF of the Estate Agents Act 1980

Property offered for sale		
	11, 12, 12	
Address Including suburb and postcode		77, UL - 257, 778 - 1
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Range between \$485,000 & \$533,000		
Median sale price		
Median price \$612,500 House X Unit	Suburb	Avonsleigh
Period - From 01/01/2018 to 31/12/2018 Source	REIV	
Comparable property sales (*Delete A or B below as application	able)	
A* These are the three properties sold within two kilometres of the months that the estate agent or agent's representative consists property for sale.		
Address of comparable property	Price	Date of sale
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3 yes announce and an area of the area of the contract of		el ale men
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