

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

4 Liege Street Selby VIC 3159

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Selby

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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 Selby-Aura Road Selby VIC 3159	\$575,000	25-Aug-19
4 Laurel Grove Belgrave VIC 3160	\$565,000	10-Oct-19
79 Belgrave-Gembrook Road Belgrave VIC 3160	\$545,000	23-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 31 January 2020



1 Selby-Aura Road Selby VIC 3159

Sold Price

\$575,000

Sold Date

25-Aug-19

3

1

-

Distance

0.72km



4 Laurel Grove Belgrave VIC 3160

Sold Price

\$565,000

Sold Date

10-Oct-19

3

2

1

Distance

1.07km



**79 Belgrave-Gembrook Road
Belgrave VIC 3160**

Sold Price

\$545,000

Sold Date

23-Jul-19

3

1

1

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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