

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 25 Mt Morton Road, Belgrave South Vic 3160

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$790,000 House X Unit Suburb Belgrave South

Period - From 01/10/2016 to 30/09/2017 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 63 Temple Rd SELBY 3159	\$800,000	31/10/2017
2 43 Bartley Rd BELGRAVE HEIGHTS 3160	\$775,000	24/10/2017
3 5 Hawthorn La BELGRAVE HEIGHTS 3160	\$755,000	24/11/2017

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:** 1402 sqm approx

Agent Comments

Indicative Selling Price

\$730,000 - \$800,000

Median House Price

Year ending September 2017: \$790,000

Comparable Properties

**63 Temple Rd SELBY 3159 (REI)**

Agent Comments

**Price:** \$800,000**Method:** Private Sale**Date:** 31/10/2017**Rooms:** 13**Property Type:** House**Land Size:** 2709 sqm approx**43 Bartley Rd BELGRAVE HEIGHTS 3160 (REI)** Agent Comments**Price:** \$775,000**Method:** Private Sale**Date:** 24/10/2017**Rooms:** -**Property Type:** House**Land Size:** 1203 sqm approx**5 Hawthorn La BELGRAVE HEIGHTS 3160 (REI)**

Agent Comments

**Price:** \$755,000**Method:** Private Sale**Date:** 24/11/2017**Rooms:** -**Property Type:** House**Land Size:** 768 sqm approx