

244 Belgrave-gembrook Road, Menzies Creek Vic 3159

BELL REAL ESTATE

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**Indicative Selling Price**

\$730,000 - \$803,000

**Median House Price**

Year ending September 2017: \$655,000



4 2 3

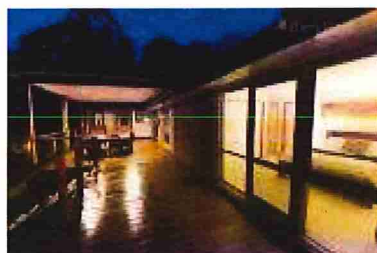
**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 2476 sqm approx

**Agent Comments**

## Comparable Properties



21 Edenmont Rd EMERALD 3782 (REI)

**Agent Comments**

4 3 2

**Price:** \$781,021

**Method:** Private Sale

**Date:** 05/10/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 2142 sqm approx



2011 Wellington Rd CLEMATIS 3782 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$765,000

**Method:** Private Sale

**Date:** 31/05/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 6378 sqm approx



24 Selby Aura Rd MENZIES CREEK 3159 (REI/VG)

**Agent Comments**

4 2 1

**Price:** \$755,000

**Method:** Private Sale

**Date:** 02/07/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 2490 sqm approx

## 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

244 Belgrave-gembrook Road, Menzies Creek Vic 3159

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$803,000

#### Median sale price

Median price \$655,000 House X Unit Suburb Menzies Creek

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	21 Edenmont Rd EMERALD 3782	\$781,021	05/10/2017
2	2011 Wellington Rd CLEMATIS 3782	\$765,000	31/05/2017
3	24 Selby Aura Rd MENZIES CREEK 3159	\$755,000	02/07/2017

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.~~