

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

181 Belgrave-Gembrook Road, Selby Vic 3159

Indicative selling price

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

Range between \$550,000

&

\$605,000

Median sale price*

Median price

House

Unit

Suburb

Period - From

to

Source

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 | 1 Charles St SELBY 3159 | \$600,000 | 01/11/2017 |
| 2 | 3 Thomas St SELBY 3159 | \$565,000 | 17/11/2017 |
| 3 | 66 Temple Rd SELBY 3159 | \$560,000 | 13/11/2017 |

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type: House (Res)
Land Size: 1951 sqm approx
Agent Comments

Indicative Selling Price
 \$550,000 - \$605,000
 No median price available

Comparable Properties



1 Charles St SELBY 3159 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 01/11/2017
Rooms: 4
Property Type: House
Land Size: 2497 sqm approx



3 Thomas St SELBY 3159 (REI/VG)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 17/11/2017
Rooms: 6
Property Type: House
Land Size: 1011 sqm approx



66 Temple Rd SELBY 3159 (REI/VG)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 13/11/2017
Rooms: 8
Property Type: House
Land Size: 1360 sqm approx