

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 16 Blumm Road, Belgrave South, VIC 3160

Indicative selling price

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

Single Price \$1,750,000

Median sale price

Median price NA Property Type House Suburb Belgrave South (3160)

Period - From 01/10/2018 to 30/09/2019 Source corelogic

Important advice about the median sale price: 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.

Comparable property sales

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
1533 WELLINGTON ROAD, BELGRAVE SOUTH VIC 3160	\$1,632,000	05/10/2018
13 MOUNTAIN FLAT ROAD, NARRE WARREN EAST VIC 3804	\$1,830,000	21/08/2019
175-181 ABECKETT ROAD, NARRE WARREN NORTH VIC 3804	\$1,810,000	01/02/2019

This Statement of Information was prepared on: 28/10/2019