

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

1 Reserve Road, Belgrave Vic 3160

Indicative selling price

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

Range between

\$745,000

&

\$810,000

Median sale price

Median price

\$630,000

House

X

Unit

Suburb

Belgrave

Period - From

01/04/2017

to

31/03/2018

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	1 Avondale Gr BELGRAVE 3160	\$810,000	16/02/2018
2	17 Waratah Av BELGRAVE 3160	\$775,000	16/03/2018
3	59 Bayview Rd BELGRAVE 3160	\$775,000	13/03/2018

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: 1272 sqm approx
Agent Comments

Indicative Selling Price
\$745,000 - \$810,000
Median House Price
Year ending March 2018: \$630,000

Comparable Properties



1 Avondale Gr BELGRAVE 3160 (REI/VG)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 16/02/2018
Rooms: 5
Property Type: House
Land Size: 1222 sqm approx



17 Waratah Av BELGRAVE 3160 (VG)

Agent Comments



Price: \$775,000
Method: Sale
Date: 16/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 2453 sqm approx



59 Bayview Rd BELGRAVE 3160 (REI)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 13/03/2018
Rooms: 6
Property Type: House
Land Size: 2642 sqm approx