

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

18 Arbor Avenue, Belgrave Vic 3160

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$587,000

House

X

Unit

Suburb Belgrave

Period - From 01/04/2017

to

30/06/2017

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	8 Colombo Rd BELGRAVE 3160	\$725,000	27/06/2017
2	16 Colombo Rd BELGRAVE 3160	\$710,000	23/05/2017
3	19 Currajong Av SELBY 3159	\$700,000	14/08/2017

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: 1230 sqm approx
 Agent Comments

Indicative Selling Price
 \$690,000 - \$750,000
Median House Price
 June quarter 2017: \$587,000

Comparable Properties



8 Colombo Rd BELGRAVE 3160 (REI/VG)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 27/06/2017
Rooms: 6
Property Type: House
Land Size: 1010 sqm approx



16 Colombo Rd BELGRAVE 3160 (REI)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 23/05/2017
Rooms: 10
Property Type: House
Land Size: 3135 sqm approx



19 Currajong Av SELBY 3159 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 14/08/2017
Rooms: 7
Property Type: House
Land Size: 1500 sqm approx