

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Including suburb and	
postcode	

Indicative selling price

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

Range between	\$690,000	&	\$750,000
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Median sale price

Median price	\$587,000	Hou	ıse 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.

Add	dress 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.















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)







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)







Price: \$710,000 Method: Private Sale Date: 23/05/2017 Rooms: 10

Property Type: House Land Size: 3135 sqm approx

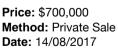
19 Currajong Av SELBY 3159 (REI)

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Rooms: 7

Property Type: House Land Size: 1500 sqm approx **Agent Comments**

Agent Comments



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Agent Comments

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