

## 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 10 Belvedere Drive Elliminyt

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$950,000

or range between \$\*

&

\$

### Median sale price

Median price \$595,000

Property type House

Suburb Elliminyt

Period - From 1<sup>st</sup> Nov 2020

to

24<sup>th</sup> Nov  
2021

Source Realestate.net.au

### Comparable property sales (\*Delete A or B below as applicable)

**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.

This Statement of Information was prepared on: 3/12/2021