

## 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

7 The Crescent, Belgrave Heights Vic 3160

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$795,000 & \$874,500

**Median sale price**

Median price \$755,000 House X Unit Suburb Belgrave Heights

Period - From 01/01/2017 to 31/12/2017 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	68 Lockwood Rd BELGRAVE SOUTH 3160	\$865,000	25/09/2017
2	47 Brooking St UPWEY 3158	\$855,000	08/12/2017
3	63 Temple Rd SELBY 3159	\$800,000	31/10/2017

**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.