

## 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 174 Mt Morton Road, 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 \$720,000 & \$790,000

#### Median sale price

Median price \$749,000 House X Unit Suburb Belgrave Heights

Period - From 01/07/2017 to 30/06/2018 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	3 Huon Rd BELGRAVE HEIGHTS 3160	\$770,000	15/05/2018
2	19 Vista Rd BELGRAVE HEIGHTS 3160	\$750,000	26/04/2018
3	14 Colby Dr BELGRAVE HEIGHTS 3160	\$721,000	15/03/2018

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:** 3304 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$720,000 - \$790,000  
**Median House Price**  
 Year ending June 2018: \$749,000

## Comparable Properties



**3 Huon Rd BELGRAVE HEIGHTS 3160 (REI/VG)**

Agent Comments



**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 15/05/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 4921 sqm approx



**19 Vista Rd BELGRAVE HEIGHTS 3160 (REI/VG)**

Agent Comments



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 26/04/2018  
**Rooms:** 11  
**Property Type:** House  
**Land Size:** 1394 sqm approx



**14 Colby Dr BELGRAVE HEIGHTS 3160 (REI/VG)**

Agent Comments



**Price:** \$721,000  
**Method:** Private Sale  
**Date:** 15/03/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 2046 sqm approx