

# 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 14 Colby Drive, 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 \$650,000 & \$690,000

### 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 57 Station St BELGRAVE 3160	\$690,000	28/11/2017
2 12 Orana Ct BELGRAVE SOUTH 3160	\$678,000	18/10/2017
3 4 Verona St BELGRAVE SOUTH 3160	\$650,000	11/09/2017

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:** 2045 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$690,000  
**Median House Price**  
Year ending December 2017: \$755,000

## Comparable Properties



**57 Station St BELGRAVE 3160 (REI/VG)**

**Agent Comments**



**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 28/11/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1381 sqm approx



**12 Orana Ct BELGRAVE SOUTH 3160 (REI/VG)**

**Agent Comments**



**Price:** \$678,000  
**Method:** Private Sale  
**Date:** 18/10/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1979 sqm approx



**4 Verona St BELGRAVE SOUTH 3160 (REI/VG)**

**Agent Comments**



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 11/09/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 2080 sqm approx