

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

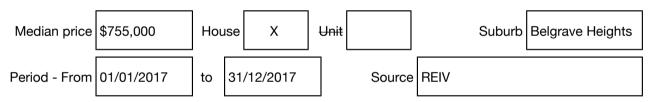
4 14 Colby Drive, Belgrave Heights Vic 3160

Indicative selling price

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

Range between \$650,000	&	\$690,000
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Median sale price



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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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) A

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



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



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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

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