

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 1533 Wellington Road, Belgrave South Vic 3160

### 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)

Range between \$1,700,000 & \$1,870,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$865,000 House X Suburb Belgrave South

Period - From 01/07/2017 to 30/06/2018 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

### Comparable property sales

**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. 106 Duffys Rd NARRE WARREN EAST 3804	\$1,900,000	19/02/2018
2. 7 Black Hill Rd MENZIES CREEK 3159	\$1,700,000	02/06/2017
3. 4/915 Wellington Road Lysterfield 3156	\$1,650,000	07/12/2017