

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

57 Station Street, Belgrave Vic 3160

Indicative selling price

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

Range between \$630,000

&

\$690,000

Median sale price

Median price \$592,500

House

X

Unit

Suburb Belgrave

Period - From 01/07/2017

to

30/09/2017

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	50 McNicol Rd BELGRAVE 3160	\$690,000	18/07/2017
2	4 Verona St BELGRAVE SOUTH 3160	\$650,000	11/09/2017
3	43 Glen Rd BELGRAVE 3160	\$630,000	19/10/2017

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.~~

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 1381 sqm approx

Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median House Price

September quarter 2017: \$592,500

Comparable Properties

**50 McNicol Rd BELGRAVE 3160 (REI/VG)**

Agent Comments

**Price:** \$690,000**Method:** Private Sale**Date:** 18/07/2017**Rooms:** 5**Property Type:** House**Land Size:** 1650 sqm approx**4 Verona St BELGRAVE SOUTH 3160 (REI)**

Agent Comments

**Price:** \$650,000**Method:** Private Sale**Date:** 11/09/2017**Rooms:** 6**Property Type:** House**Land Size:** 2080 sqm approx**43 Glen Rd BELGRAVE 3160 (REI)**

Agent Comments

**Price:** \$630,000**Method:** Private Sale**Date:** 19/10/2017**Rooms:** -**Property Type:** House**Land Size:** 1008 sqm approx