

3 Thomas Street, Selby Vic 3159

BELL REAL ESTATE

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**Indicative Selling Price**

\$460,000 - \$506,000

**Median House Price**

Year ending September 2017: \$670,850



3 1 1

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1122 sqm approx

Agent Comments

## Comparable Properties

1 Laurel Gr BELGRAVE 3160 (REI/VG)

Agent Comments

3 1 1

**Price:** \$500,000

**Method:** Sold Before Auction

**Date:** 10/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1450 sqm approx



96 Belgrave Hallam Rd BELGRAVE 3160 (REI/VG)

Agent Comments

3 1 -

**Price:** \$470,000

**Method:** Auction Sale

**Date:** 22/07/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 1075 sqm approx

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.

## 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

3 Thomas Street, Selby Vic 3159

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000

&

\$506,000

#### Median sale price

Median price \$670,850

House

X

Unit

Suburb Selby

Period - From 01/10/2016

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		
2		
3		

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.