

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	20 Edward Street, Belgrave Vic 3160
Including suburb and	
postcode	

# Indicative selling price

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

Range between \$640,000	&	\$704,000
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### Median sale price

Median price	\$600,000	Hou	use X	Unit		Suburb	Belgrave
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

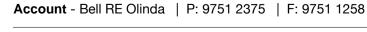
# Comparable property sales (\*Delete A or B below as applicable)

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	50 McNicol Rd BELGRAVE 3160	\$690,000	18/07/2017
2	11 Laurie Av TECOMA 3160	\$665,000	13/10/2017
3	5 Tuttawatta Rd SELBY 3159	\$664,000	21/09/2017

#### 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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