

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 Ferndell Court, Belgrave Heights Vic 3160

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$660,000

Median sale priceMedian price \$735,500 House ☒ Unit ☐ Suburb Belgrave Heights

Period - From 01/01/2018 to 31/12/2018 Source REIV

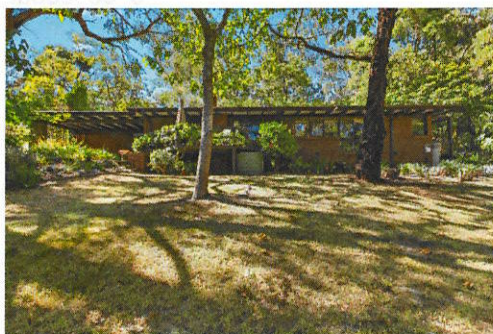
Comparable property sales (*Delete A or B below as applicable)

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 85 Martin St BELGRAVE 3160	\$640,000	08/02/2019
2 17 Kaola St BELGRAVE 3160	\$620,000	12/02/2019
3 61 Kaola St BELGRAVE 3160	\$605,000	05/11/2018

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: 1403 sqm approx

Agent Comments

Comparable Properties



85 Martin St BELGRAVE 3160 (REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 08/02/2019

Rooms: 8

Property Type: House

Land Size: 953 sqm approx



17 Kaola St BELGRAVE 3160 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 12/02/2019

Rooms: -

Property Type: House

Land Size: 1120 sqm approx



61 Kaola St BELGRAVE 3160 (REI/VG)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 05/11/2018

Rooms: 5

Property Type: House

Land Size: 1106 sqm approx