

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

1612 Burwood Highway, Belgrave Vic 3160

Indicative selling price

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

Range between \$570,000

&

\$620,000

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	16 Belgrave Hallam Rd BELGRAVE 3160	\$610,000	26/10/2017
2	440 Glenfern Rd TECOMA 3160	\$600,000	05/06/2017
3	13 Park Dr BELGRAVE 3160	\$590,000	01/09/2017

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.~~



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 671 sqm approx
 Agent Comments

Indicative Selling Price
 \$570,000 - \$620,000
Median House Price
 September quarter 2017: \$592,500

Comparable Properties



16 Belgrave Hallam Rd BELGRAVE 3160 (REI) Agent Comments



Price: \$610,000
Method: Private Sale
Date: 26/10/2017
Rooms: 9
Property Type: House
Land Size: 929 sqm approx



440 Glenfern Rd TECOMA 3160 (REI/VG) Agent Comments



Price: \$600,000
Method: Private Sale
Date: 05/06/2017
Rooms: 9
Property Type: House (Res)
Land Size: 530 sqm approx



13 Park Dr BELGRAVE 3160 (REI/VG) Agent Comments



Price: \$590,000
Method: Private Sale
Date: 01/09/2017
Rooms: 6
Property Type: House
Land Size: 1116 sqm approx