

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

12 ARGONNE PARADE SELBY VIC 3159

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Selby

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

45 GLEN HARROW HEIGHTS ROAD BELGRAVE VIC 3160	\$901,000	24-Sep-24
5 RAILWAY PLACE BELGRAVE VIC 3160	\$862,500	12-Jun-24
18 BLAIR ROAD BELGRAVE VIC 3160	\$860,000	12-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 24 October 2024



45 GLEN HARROW HEIGHTS ROAD Sold Price ^{RS} **\$901,000** Sold Date **24-Sep-24**
BELGRAVE VIC 3160

3 2 2

Distance **1.3km**



5 RAILWAY PLACE BELGRAVE VIC Sold Price **\$862,500** Sold Date **12-Jun-24**
3160

3 2 2

Distance **1.73km**



18 BLAIR ROAD BELGRAVE VIC Sold Price **\$860,000** Sold Date **12-Jun-24**
3160

3 2 -

Distance **1.93km**

RS = Recent sale **UN** = Undisclosed Sale

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