

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

16 Belgrave-hallam Road, Belgrave Vic 3160

Indicative selling price

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

Range between \$570,000 & \$627,000

Median sale price

Median price \$587,000 House X Unit Suburb Belgrave

Period - From 01/04/2017 to 30/06/2017 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	31 Mcnicol Rd TECOMA 3160	\$620,000	28/08/2017
2	14 Belgrave Hallam Rd BELGRAVE 3160	\$595,000	02/07/2017
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.~~



3 1 4

Rooms:
Property Type: House
Land Size: 1000 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$627,000
Median House Price
June quarter 2017: \$587,000

Comparable Properties



31 Mcnicol Rd TECOMA 3160 (REI)

Agent Comments

3 1 2

Price: \$620,000
Method: Private Sale
Date: 28/08/2017
Rooms: -
Property Type: House
Land Size: 1510 sqm approx



14 Belgrave Hallam Rd BELGRAVE 3160 (REI) **Agent Comments**

3 1 2

Price: \$595,000
Method: Private Sale
Date: 02/07/2017
Rooms: -
Property Type: House
Land Size: 1159 sqm approx



13 Park Dr BELGRAVE 3160 (REI)

Agent Comments

4 2 2

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