

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

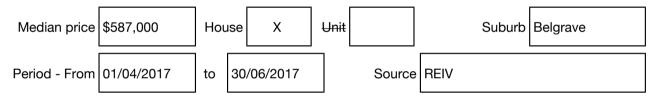
16 Belgrave-hallam Road, Belgrave Vic 3160

Indicative selling price

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

Range between	\$570,000	&	\$627,000	
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Median sale price



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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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)



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



14 Belgrave Hallam Rd BELGRAVE 3160 (REI) Agent Comments



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)



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

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