

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

23 Waratah Avenue, Belgrave Vic 3160

Indicative selling price

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

Range between \$610,000

&

\$670,000

Median sale price

Median price \$630,000

House

X

Unit

Suburb Belgrave

Period - From 01/04/2017

to

31/03/2018

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	50 Monbulk Rd BELGRAVE 3160	\$665,000	19/04/2018
2	70 Station St BELGRAVE 3160	\$663,500	23/02/2018
3	20 Edward St BELGRAVE 3160	\$655,000	16/02/2018

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.

Brad Conder

03 9754 6888

0422 639 115

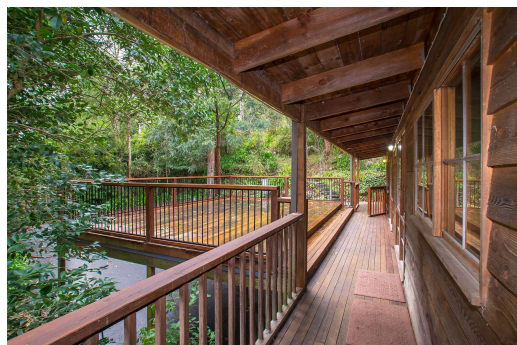
brad@bellrealestate.com.au

Indicative Selling Price

\$610,000 - \$670,000

Median House Price

Year ending March 2018: \$630,000



Rooms:

Property Type: Land

Land Size: 2093 sqm approx

Agent Comments

Comparable Properties



50 Monbulk Rd BELGRAVE 3160 (REI)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 19/04/2018

Rooms: 5

Property Type: House

Land Size: 2120 sqm approx



70 Station St BELGRAVE 3160 (REI/VG)

Agent Comments



Price: \$663,500

Method: Private Sale

Date: 23/02/2018

Rooms: 6

Property Type: House

Land Size: 1011 sqm approx



20 Edward St BELGRAVE 3160 (REI/VG)

Agent Comments



Price: \$655,000

Method: Private Sale

Date: 16/02/2018

Rooms: -

Property Type: House

Land Size: 761 sqm approx