

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 92 Martin Street, Belgrave Vic 3160

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$657,500 House X Unit Suburb Belgrave

Period - From 01/07/2017 to 30/06/2018 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	1 Priors La BELGRAVE 3160	\$620,000	24/05/2018
2	3 Durang Rd SELBY 3159	\$600,000	11/05/2018
3	31 Martin St BELGRAVE 3160	\$581,500	16/05/2018

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.



Rooms:
Property Type: House (Res)
Land Size: 1055 sqm approx
 Agent Comments

Indicative Selling Price
 \$580,000 - \$630,000
Median House Price
 Year ending June 2018: \$657,500

Comparable Properties



1 Priors La BELGRAVE 3160 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 24/05/2018
Rooms: -
Property Type: House
Land Size: 4300 sqm approx



3 Durang Rd SELBY 3159 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 11/05/2018
Rooms: 4
Property Type: House
Land Size: 1110 sqm approx



31 Martin St BELGRAVE 3160 (VG)

Agent Comments



Price: \$581,500
Method: Sale
Date: 16/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 1011 sqm approx