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

17 Gully Crescent Belgrave VIC 3160

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	\$595,000	&	\$650,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$640,000	Prop	erty type	y type House		Suburb	Belgrave
Period-from	01 Sep 2018	to	31 Aug 2019		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	
2 Blair Road Belgrave VIC 3160	\$635,000	05-Feb-19	
85 Martin Street Belgrave VIC 3160	\$640,000	08-Feb-19	
1476 Burwood Highway Upwey VIC 3158	\$622,500	05-Feb-19	

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: 16 September 2019

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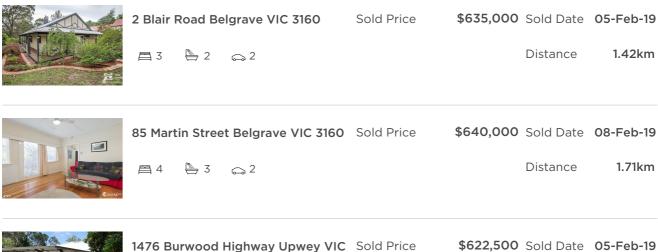
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1476 Βι 3158	irwood	Highway Upwey VIC	Sold Price	\$622,500	Sold Date	05-Feb-19
酉 4	2	ç⊒ 2			Distance	1.89km

RS = Recent sale UN = Undisclosed Sale

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