

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
--	-----	-------	---------	---------	---

Address Including suburb and postcode	56 Belgrave-hallam Road, Belgrave Vic 3160
Indicative selling price	
.	
For the meaning of this p	orice see consumer.vic.gov.au/underquoting

&

\$645,000

Median sale price

Range between \$595,000

Median price	\$592,500	Hou	ıse X	Unit		Suburb	Belgrave
Period - From	01/07/2017	to	30/09/2017		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.

Add	dress of comparable property	Price	Date of sale
1	43 Glen Rd BELGRAVE 3160	\$630,000	19/10/2017
2	31 Mcnicol Rd TECOMA 3160	\$620,000	28/08/2017
3	1612 Burwood Hwy BELGRAVE 3160	\$615,000	29/11/2017

OR

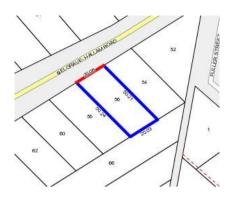
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





Account - Bell RE Belgrave | P: 03 9754 6888







Rooms

Property Type: House

Land Size: 1006.652 sqm approx

Agent Comments

Indicative Selling Price \$595,000 - \$645,000 Median House Price September quarter 2017: \$592,500

Comparable Properties



43 Glen Rd BELGRAVE 3160 (REI)







Price: \$630,000 **Method:** Private Sale **Date:** 19/10/2017

Rooms: -

Property Type: House

Land Size: 1008 sqm approx

Agent Comments



31 Mcnicol Rd TECOMA 3160 (REI/VG)







.., •

Price: \$620,000 Method: Private Sale Date: 28/08/2017

Rooms: -

Property Type: House Land Size: 1510 sqm approx

1612 Burwood Hwy BELGRAVE 3160 (REI)







Agent Comments

Agent Comments

Price: \$615,000 Method: Private Sale Date: 29/11/2017

Rooms: -

Property Type: House **Land Size:** 671 sqm approx

Account - Bell RE Belgrave | P: 03 9754 6888





Generated: 12/12/2017 11:23