

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 56 Belgrave-hallam Road, Belgrave Vic 3160

Indicative selling price

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

Range between \$595,000 & \$645,000

Median sale price

Median price \$592,500 House 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.

	Address 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.



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)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 19/10/2017
Rooms: -
Property Type: House
Land Size: 1008 sqm approx



31 Mcnicol Rd TECOMA 3160 (REI/VG)

Agent Comments



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



Price: \$615,000
Method: Private Sale
Date: 29/11/2017
Rooms: -
Property Type: House
Land Size: 671 sqm approx