

# 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

20 Grey Street, Belgrave Vic 3160

#### Indicative selling price

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

Range between \$740,000

&

\$814,000

#### Median sale price

Median price \$587,000

House

X

Unit

Suburb Belgrave

Period - From 01/04/2017

to

30/06/2017

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	14 Clements Av BELGRAVE SOUTH 3160	\$795,000	29/03/2017
2	34 Colby Dr BELGRAVE HEIGHTS 3160	\$763,000	23/03/2017
3	60 Ternes Rd UPWEY 3158	\$745,000	17/05/2017

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.