

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

173 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159

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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$904,444

Property type

House

Suburb

Selby

Period-from

01 Apr 2021

to

31 Mar 2022

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

11 SCHOOL ROAD MENZIES CREEK VIC 3159	\$850,000	15-Feb-22
21 BELGRAVE-GEMBROOK ROAD BELGRAVE VIC 3160	\$830,000	25-Nov-21
4 WAIMEA GROVE SELBY VIC 3159	\$822,500	09-Mar-22

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: 13 April 2022



11 SCHOOL ROAD MENZIES CREEK VIC 3159

Sold Price

\$850,000

Sold Date

15-Feb-22


3



1



2

Distance

1.68km


21 BELGRAVE-GEMBROOK ROAD BELGRAVE VIC 3160

Sold Price

\$830,000

Sold Date

25-Nov-21


3



1



4

Distance

1.69km


4 WAIMEA GROVE SELBY VIC 3159

Sold Price

^{RS} **\$822,500**

Sold Date

09-Mar-22


3



1



1

Distance

1.08km
RS = Recent sale

UN = Undisclosed Sale

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