

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

19 Vista Road, Belgrave Heights Vic 3160

Indicative selling price

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

Range between \$695,000

&

\$760,000

Median sale price

Median price \$755,000

House

X

Unit

Suburb

Belgrave Heights

Period - From 01/01/2017

to

31/12/2017

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	306 Glenfern Rd UPWEY 3158	\$745,000	25/09/2017
2	315 Glenfern Rd UPWEY 3158	\$745,000	13/12/2017
3	91 Kaola St BELGRAVE 3160	\$700,000	15/11/2017

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 (Res)

Land Size: 1394 sqm approx

Agent Comments

Comparable Properties



306 Glenfern Rd UPWEY 3158 (REI/VG)

Agent Comments



Price: \$745,000

Method: Private Sale

Date: 25/09/2017

Rooms: -

Property Type: House

Land Size: 983 sqm approx



315 Glenfern Rd UPWEY 3158 (VG)

Agent Comments



Price: \$745,000

Method: Sale

Date: 13/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 1860 sqm approx



91 Kaola St BELGRAVE 3160 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 15/11/2017

Rooms: 9

Property Type: House

Land Size: 1086 sqm approx