

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

2 NATION 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

\$745,000

&

\$810,000

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

4 ALPINE CRESCENT KALLISTA VIC 3791	\$775,000	27-Feb-22
4 WAIMEA GROVE SELBY VIC 3159	\$822,500	09-Mar-22
14 EDWARD STREET BELGRAVE VIC 3160	\$811,000	18-Jan-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: 01 April 2022



4 ALPINE CRESCENT KALLISTA VIC 3791

Sold Price

^{RS}
\$775,000

Sold Date

27-Feb-22


3



1



2

Distance

-



4 WAIMEA GROVE SELBY VIC 3159

Sold Price

^{RS}
\$822,500

Sold Date

09-Mar-22


3



1



1

Distance

-



14 EDWARD STREET BELGRAVE VIC 3160

Sold Price

\$811,000

Sold Date

18-Jan-22


3



1



1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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