

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

50 Temple Road, Selby Vic 3159

Indicative selling price

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

Range between \$920,000

&

\$1,012,000

Median sale price

Median price \$700,000

House

X

Unit

Suburb Selby

Period - From 01/04/2017

to

31/03/2018

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		
2		
3		

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.



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Rooms:**Property Type:** House**Land Size:** 4534 sqm approx

Agent Comments

Indicative Selling Price

\$920,000 - \$1,012,000

Median House Price

Year ending March 2018: \$700,000

Comparable Properties



10 Lockwood Rd BELGRAVE HEIGHTS 3160 (VG)

Agent Comments

4
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Price: \$1,100,000**Method:** Sale**Date:** 22/01/2018**Rooms:** -**Property Type:** Hobby Farm < 20 ha (Rur)**Land Size:** 4067 sqm approx

8 Belgrave Av BELGRAVE 3160 (REI)

Agent Comments

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Price: \$930,000**Method:** Private Sale**Date:** 25/04/2018**Rooms:** 10**Property Type:** House**Land Size:** 6194 sqm approx

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.