

# 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

29 Temple Road, Selby Vic 3159

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$980,000

&

\$1,078,000

### Median sale price

Median price \$896,250

Property Type House

Suburb Selby

Period - From 01/10/2021

to 30/09/2022

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 Bellbird St BELGRAVE 3160   | \$1,050,000 | 19/08/2022   |
| 2 | 5 Thomas St SELBY 3159         | \$1,025,000 | 12/07/2022   |
| 3 | 19 Arbor Av BELGRAVE 3160      | \$990,000   | 19/10/2022   |

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.~~

This Statement of Information was prepared on:

03/01/2023 12:16



 3  1  2

**Property Type:** House  
**Land Size:** 20838 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$980,000 - \$1,078,000  
**Median House Price**  
Year ending September 2022: \$896,250

## Comparable Properties



**14 Bellbird St BELGRAVE 3160 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,050,000  
**Method:** Sale by Tender  
**Date:** 19/08/2022  
**Property Type:** House  
**Land Size:** 1220 sqm approx



**5 Thomas St SELBY 3159 (REI/VG)**

**Agent Comments**

 5  3  2

**Price:** \$1,025,000  
**Method:** Private Sale  
**Date:** 12/07/2022  
**Property Type:** House  
**Land Size:** 2094 sqm approx



**19 Arbor Av BELGRAVE 3160 (REI/VG)**

**Agent Comments**

 4  3  3

**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 19/10/2022  
**Property Type:** House  
**Land Size:** 1744 sqm approx