

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

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	3 Martin St BELGRAVE 3160	\$732,000	15/12/2017
2	2 Rita St UPWEY 3158	\$730,000	20/12/2017
3	11 Clematis St BELGRAVE 3160	\$720,000	22/01/2018

**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:**  
 Agent Comments

**Indicative Selling Price**  
 \$695,000 - \$760,000  
**Median House Price**  
 Year ending March 2018: \$713,000

## Comparable Properties



**3 Martin St BELGRAVE 3160 (REI/VG)**

Agent Comments



**Price:** \$732,000  
**Method:** Private Sale  
**Date:** 15/12/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 973 sqm approx



**2 Rita St UPWEY 3158 (VG)**

Agent Comments



**Price:** \$730,000  
**Method:** Sale  
**Date:** 20/12/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 972 sqm approx



**11 Clematis St BELGRAVE 3160 (VG)**

Agent Comments



**Price:** \$720,000  
**Method:** Sale  
**Date:** 22/01/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1673 sqm approx