

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

16 Wedgewood Avenue, Belgrave, VIC 3160

INDICATIVE SELLING PRICE

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

Range Between \$595,000 & \$640,000

MEDIAN SALE PRICE

Median price \$595,000 | House | Belgrave (3160)

Period - From 1 September 2017 to 5 March 2018 | Source - RP DATA

COMPARABLE PROPERTY SALES

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 CONVENTION AVENUE, BELGRAVE HEIGHTS VIC 3160	\$620,500	13/07/2018
1 PRIORS LANE, BELGRAVE VIC 3160	\$620,000	24/05/2018
77 MARTIN STREET, BELGRAVE VIC 3160	\$590,000	09/04/2018