

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

10 Fuller Street, Belgrave, VIC 3160

INDICATIVE SELLING PRICE

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

Range Between \$575,000 & \$632,500

MEDIAN SALE PRICE

Median price \$560,000 | House | Belgrave (3160)

Period - From 1 March 2017 to 31 March 2017 | 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
29 KAOLA ST, BELGRAVE VIC 3160	\$600,000	15/05/2017
25-27 COLOMBO RD, BELGRAVE VIC 3160	\$610,000	12/04/2017
53 TEMPLE RD, SELBY VIC 3159	\$595,000	26/04/2017