



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

5 Vista Road, Belgrave Heights, VIC 3160

INDICATIVE SELLING PRICE

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

Range Between \$830,000 & \$895,000

MEDIAN SALE PRICE

Median price \$750,000 | House | Belgrave Heights (3160)

Period - From 1 October 2018 to 3 December 2018 | Source - pricefinder

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
2 ORANA COURT, BELGRAVE SOUTH VIC 3160	\$845,000	18/10/2018
11 GREY STREET, BELGRAVE VIC 3160	\$872,000	24/08/2018
5 ELLIOTT ROAD, UPWEY VIC 3158	\$880,000	12/06/2018