STATEMENT OF INFORMATION
Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	1/17 STATION STREET BELGRAVE VIC 3160

Indicative selling price

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

Range between	$370,000	&	$407,000

Median sale price

Median price	$578,000	House	X 3 Bed	Suburb	BELGRAVE
Period - From	1 FEB 2017	to	1 AUG 2017	Source	CoreLogic 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. 2/6 Pioneer Avenue, Upwey Vic 3158	$361,000	25 Jul 2017
2. 5/446 Glenfern Road, Tecoma Vic 3160	$412,500	14 Jul 2017
3. 8/4 Bayview Avenue, Upwey Vic 3158	$440,000	9 Feb 2017

Property data source: CoreLogic RP Data. Generated on 8 August 2017

Additional information about comparable sales.



Upwey 2/6 Pioneer Avenue **2 BED 1 BATH 1 CAR**

METHOD Private Sale
TYPE Unit
LAND Unknown



Tecoma 5/446 Glenfern Road **2 BED 1 BATH 2 CAR**

METHOD Private Sale
TYPE Unit
LAND Unknown



Upwey 8/4 Bayview Avenue **2 BED 1 BATH 1 CAR**

METHOD Private Sale
TYPE Unit
LAND 215m2

Property data source: CoreLogic RP Data. Generated on 8 August 2017