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	87 KAOLA STREET, BELGRAVE VIC 3160

Indicative selling price

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

Range between	$560,000	&	$616,000

Median sale price

Median price	$645,000	House	X	Suburb	BELGRAVE
Period - From	1 June 2016	to	12 June 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. 3 Mimosa Road, Selby	$590,000	3 Mar 2017
2. 29 Kaola Street, Belgrave	$600,000	15 May 2017
3. 24 Station Street, Belgrave	$578,000	21 May 2017

Property data source: CoreLogic RP Data. Generated on 16 JUNE 2017.

Additional information about comparable sales.



Selby 3 Mimosa Road **4 BED 2 BATH 2 CAR**

METHOD Private Sale
TYPE House
LAND 2434m2



Belgrave 29 Kaola Street **3 BED 1 BATH 2 CAR**

METHOD Private Sale
TYPE House
LAND 1024m2



Belgrave 24 Station Street **3 BED 2 BATH 0 CAR**

METHOD Private Sale
TYPE House
LAND 975m2

Property data source: CoreLogic RP Data. Generated on 16 JUNE 2017.