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	31 ARBOR AVENUE, BELGRAVE VIC 3160

Indicative selling price

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

Range between	$530,000	&	$580,000

Median sale price

Median price	$566,000	House	X	Suburb	Belgrave
Period - From	1 July 2016	to	24 July 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 Selby-Aura Road, Selby	$565,000	2 May 2017
2. 2 Arbor Avenue, Belgrave	$550,000	20 May 2017
3. 43 Waratah Avenue, Belgrave	$570,000	8 Feb 2017

Property data source: CoreLogic RP Data. Generated on 27 JULY 2017.

Additional information about comparable sales.



Selby 2 Selby Aura Road **3 BED 1 BATH 1 CAR**

METHOD	Private Sale
TYPE	House
LAND	1006m2



Belgrave 2 Arbor Avenue **3 BED 1 BATH**

METHOD	Private Sale
TYPE	House
LAND	1439m2



Belgrave 43 Waratah Avenue **3 BED 1 BATH 2 CAR**

METHOD	Private Sale
TYPE	House
LAND	1007m2

Property data source: CoreLogic RP Data. Generated on 27 JULY 2017.