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	49 BEST STREET BELGRAVE 3160

Indicative selling price

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

Range between $575,000 & $632,000

Median sale price

Median price	$597,500	House	X	Unit	
Suburb	BELGRAVE				
Period - From	01 FEB 17	to	26 FEB 18	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	Bed/Bath/Car	Land	Price	Sale Date
14 Harvey Street Belgrave Heights	3/1/1	988m2	$625,000	21 Dec 17
39 Martin Street Belgrave	3/1/1	1044m2	$647,500	09 Dec 17
11 Creek Road Belgrave	3/1/1	2026m2	$575,000	06 Dec 17

Property data source: CoreLogic RP Data. Generated on 05 March 2018.