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	39 MARTIN STREET, BELGRAVE VIC 3160

Indicative selling price

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

Range between	$565,000	&	$621,000

Median sale price

Median price	$597,500	House	X	Suburb	Belgrave
Period - From	20 Nov 2016	to	20 Nov 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
34 Martin Street, Belgrave	$585,000	28 Jul 2017
70 Torry Hill Road, Upwey	$630,000	22 Sep 2017
212 Mt Morton Road, Belgrave Heights	$635,000	10 Aug 2017

Property data source: CoreLogic RP Data. Generated on 29 NOVEMBER 2017.