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	8 HILTON GROVE BELGRAVE 3160

Indicative selling price

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

Range between $730,000 & $800,000

Median sale price

Median price $678,500 House X Unit Suburb BELGRAVE

Period - From 01 MAR 17 to 12 MAR 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
3 Hilton Grove, Belgrave 3160	4 / 2 / 2	996m2	$730,000	20 NOV 17
19 Bennett Avenue, Belgrave 3160	4 / 2 / 2	855m2	$807,000	23 NOV 17
1 Florence Avenue, Upwey 3158	5 / 2 / 4	1210m2	$785,000	01 FEB 18

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