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: 20 BYRNE STREET, BELGRAVE 3160

Indicative selling price

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

Range between $820,000 & $902,000

Median sale price

Median price $678,500 House X Unit Suburb BELGRAVE

Period - From 01 APR 17 to 09 APR 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
12 Ronald Avenue, Selby 3159	4 / 2 / 2	2,536m2	$890,000	16 NOV 17
			$	
			$	

Property data source: CoreLogic RP Data. Generated on 07 April 2018.

OBrien Real Estate