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	17 WARATAH AVENUE BELGRAVE 3160

Indicative selling price

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

Range between	$710,000	&	$780,000

Median sale price

Median price	$678,500	House	X	Suburb	BELGRAVE
Period - From	1 February 17	to	19 February 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 of comparable property	Price	Date of sale
1 63 Temple Road Selby	$800,000	31 Oct 17
2 43 Bartley Road Belgrave Heights	$775,000	24 Oct 17
3 44 The Crescent Belgrave Heights	$785,000	13 Oct 17

Property data source: CoreLogic RP Data. Generated on 1 March 2018