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	31 MARTIN STREET, BELGRAVE 3160

Indicative selling price

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

Range between $580,000 & $610,000

Median sale price

Median price	$611,750	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
66 Martin Street, Belgrave	3 / 1 / 2	1,000m2	$637,000	22 FEB 18
16 Belgrave-Hallam Road, Belgrave	3 / 1 / 2	929m2	$610,000	26 OCT 17
1612 Burwood Highway, Belgrave	3 / 1 / 2	671m2	$615,000	06 DEC 17

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