

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

9 Arbour Grove, Belmont Vic 3216

Indicative selling price

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

Range between \$579,000

&

\$599,000

Median sale price

Median price \$540,500 House Unit Suburb or locality Belmont

Period - From 01/01/2018

to 31/03/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	2/2 Hawthorn Av BELMONT 3216	\$670,000	16/10/2017
2	8a Roslyn Rd BELMONT 3216	\$610,000	16/03/2018
3	7 Roberts Rd BELMONT 3216	\$595,000	25/08/2017

OR

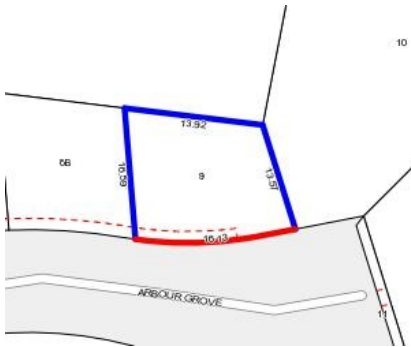
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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Indicative Selling Price
\$579,000 - \$599,000

Median House Price
March quarter 2018: \$540,500



Rooms:
Property Type:
Agent Comments

Comparable Properties

2/2 Hawthorn Av BELMONT 3216 (REI)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 16/10/2017
Rooms: -
Property Type: Townhouse (Res)



8a Roslyn Rd BELMONT 3216 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 16/03/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 328 sqm approx



7 Roberts Rd BELMONT 3216 (REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 25/08/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 233 sqm approx