

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 42 Terrys Avenue, Belgrave Vic 3160

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$570,000 & \$610,000

Median sale price

(*Delete house or unit as applicable)

Median price \$580,000 *House X *Unit Suburb Belgrave

Period - From 22/01/2017 to 22/07/2017 Source REIV

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
5 Creek Road, Belgrave	\$570,000	26/06/2017
54 Belgrave Hallam Road, Belgrave	\$580,000	17/05/2017
18 Wattle Avenue, Belgrave	\$582,000	30/03/2017