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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

8 Creek Road Belgrave VIC 3160

3 1 2

Indicative Selling Price

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

Range between $520,000 & $570,000

Median Sale Price

$680,647 Houses in Belgrave between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



20 Arbor Avenue Belgrave VIC 3160

3 1 1

Sold Price **$532,500** Sold Date **01-Sep-18**

Distance **0.63km**



20 Cole Avenue Belgrave VIC 3160

3 1 2

Sold Price **$525,000** Sold Date **26-Nov-18**

Distance **1.25km**



11 James Street Selby VIC 3159

3 1 1

Sold Price **$559,500** Sold Date **03-Oct-18**

Distance **1.28km**

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