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STATEMENT OF INFORMATION

Prepared on 15 Mar 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

10 Johns Road Selby VIC 3159

4 2 2

Indicative Selling Price

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

Range between $580,000 & $630,000

Median Sale Price

$636,750 Houses in Selby between 01 Mar 2018 - 28 Feb 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.



1 Maskells Hill Road Selby VIC 3159 Sold Price **$616,500** Sold Date **22-Oct-18**

3 1 1 Distance **0.63km**



8 Park Drive Belgrave VIC 3160 Sold Price **$631,000** Sold Date **10-Dec-18**

3 1 2 Distance **1.89km**



85 Martin Street Belgrave VIC 3160 Sold Price RS **$640,000** Sold Date **08-Feb-19**

4 3 2 Distance **1.98km**

RS = Recent sale **UN** = Undisclosed Sale

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