Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 JAMES STREET SELBY VIC 3159

Indicative selling price

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

~~Single Price~~		or range between	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,000,000	Property type	House	Suburb	Selby
Period-from	01 Sep 2021	to	31 Aug 2022	Source	Corelogic

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

A* These are the three properties sold within two 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.

Address of comparable property	Price	Date of sale
173 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159	$755,000	26-May-22
72 TEMPLE ROAD SELBY VIC 3159	$715,000	05-Aug-22
38 LILY AVENUE SELBY VIC 3159	$751,000	24-Jun-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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173 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159

4 2 2

Sold Price **$755,000** Sold Date **26-May-22**

Distance **0.4km**



72 TEMPLE ROAD SELBY VIC 3159

3 1 2

Sold Price RS **$715,000** Sold Date **05-Aug-22**

Distance **0.65km**



38 LILY AVENUE SELBY VIC 3159

3 1 1

Sold Price RS **$751,000** Sold Date **24-Jun-22**

Distance **1.08km**

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

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