

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

20 WATTLE 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

or range
between

\$765,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Belgrave

Period-from

01 Feb 2024

to

31 Jan 2025

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

41 SOPHIA GROVE TECOMA VIC 3160	\$820,000	18-Sep-24
3 CENTRE ROAD UPWEY VIC 3158	\$820,000	16-Oct-24
89 KAOLA STREET BELGRAVE VIC 3160	\$825,000	04-Sep-24

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.

This Statement of Information was prepared on: 21 February 2025



41 SOPHIA GROVE TECOMA VIC 3160

Sold Price

\$820,000

Sold Date

18-Sep-24

3

1

2

Distance

0.98km



3 CENTRE ROAD UPWEY VIC 3158

Sold Price

Sold Date

16-Oct-24

3

1

3

Distance

1.24km



89 KAOLA STREET BELGRAVE VIC 3160

Sold Price

\$825,000

Sold Date

04-Sep-24

3

2

1

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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