

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 86 Terrys Avenue, Belgrave, VIC 3160

Indicative selling price

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

Price Range \$980,000 & \$1,060,000

Median sale price

Median price \$818,000 Property Type House Suburb Belgrave (3160)

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales

A 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
17 MAHONY STREET, UPWEY VIC 3158	\$1,030,000	24/05/2023
3 ALEC STREET, TECOMA VIC 3160	\$1,001,250	04/02/2023
23 peters road, belgrave	\$1,060,000	23/05/2023

This Statement of Information was prepared on: 21/07/2023