Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$850,000	&	\$900,000
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Median sale price

Median price	\$845,000	Pro	perty Type	House		Suburb	Belgrave
Period - From	01/01/2024	to	31/03/2024		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	22 Talbot Av BELGRAVE 3160	\$900,000	28/02/2024
2	8 Walter St TECOMA 3160	\$900,000	07/03/2024

3 89 Temple Rd SELBY 3159 \$900,000 26/03/2024

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 six months.

This Statement of Information was prepared on:	26/04/2024 13:32













Property Type: House Land Size: 1018 sqm approx

Agent Comments

Indicative Selling Price \$850,000 - \$900,000 **Median House Price** March quarter 2024: \$845,000

Comparable Properties



22 Talbot Av BELGRAVE 3160 (REI/VG)





Agent Comments

Price: \$900,000 Method: Private Sale Date: 28/02/2024

Property Type: House (Res) Land Size: 927 sqm approx



8 Walter St TECOMA 3160 (REI)







Agent Comments



Price: \$900,000 Method: Private Sale Date: 07/03/2024 Property Type: House Land Size: 2198 sqm approx



89 Temple Rd SELBY 3159 (REI)

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Price: \$900.000 Method: Private Sale Date: 26/03/2024 Property Type: House Land Size: 1109 sqm approx Agent Comments

Account - Property Partners in Real Estate | P: 0429888367





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