

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

74 Martin Street, Belgrave Vic 3160

Indicative selling price

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

Range between \$850,000

&

\$900,000

Median sale price

Median price \$845,000

Property 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.

	Address 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



 4
  2
  2

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

 5
  2
  2

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

 3
  2
  -

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



89 Temple Rd SELBY 3159 (REI)

Agent Comments

 5
  3
  2

Price: \$900,000
Method: Private Sale
Date: 26/03/2024
Property Type: House
Land Size: 1109 sqm approx