

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

4 Ferndell Court Belgrave Heights 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

\$795,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Belgrave Heights

Period-from

01 Oct 2020

to

30 Sep 2021

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

| | | |
|--|-----------|-----------|
| 3 Lockwood Road Belgrave Heights VIC 3160 | \$980,000 | 04-Aug-21 |
| 8 Marama Road Belgrave Heights VIC 3160 | \$895,000 | 16-Jul-21 |
| 121 Belgrave-Hallam Road Belgrave South VIC 3160 | \$980,000 | 17-Apr-21 |

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: 11 October 2021



3 Lockwood Road Belgrave Heights VIC 3160 Sold Price **\$980,000** Sold Date **04-Aug-21**

3 2 2

Distance **0.76km**



8 Marama Road Belgrave Heights VIC 3160 Sold Price **\$895,000** Sold Date **16-Jul-21**

4 3 2

Distance **0.89km**



121 Belgrave-Hallam Road Belgrave South VIC 3160 Sold Price **\$980,000** Sold Date **17-Apr-21**

3 2 2

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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