

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

3 Station Street 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,000

Property type

House

Suburb

Belgrave

Period-from

01 Mar 2019

to

29 Feb 2020

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

2 Station Street Belgrave VIC 3160	-	27-Jun-19
3-5 Burnham Road Belgrave VIC 3160	\$690,000	03-Jun-19
53 McNicol Road Belgrave VIC 3160	\$553,000	26-Sep-19

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: 19 March 2020



2 Station Street Belgrave VIC 3160 Sold Price - Sold Date **27-Jun-19**

Distance **0.1km**

1 1 1



3-5 Burnham Road Belgrave VIC 3160 Sold Price **\$690,000** Sold Date **03-Jun-19**

Distance **0.19km**

4 2 4



53 McNicol Road Belgrave VIC 3160 Sold Price **\$553,000** Sold Date **26-Sep-19**

Distance **0.19km**

2 1 2

RS = Recent sale UN = Undisclosed Sale

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