

## 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

25 Bartley Road Belgrave Heights VIC 3160

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,000

Property type

House

Suburb

Belgrave Heights

Period-from

01 Dec 2018

to

30 Nov 2019

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

25 Clements Avenue Belgrave South VIC 3160	\$730,000	25-Oct-19
22 Old Reservoir Road Belgrave VIC 3160	\$720,000	20-Jul-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: 18 December 2019



## 25 Clements Avenue Belgrave South VIC 3160

3 2 1

Sold Price **\$730,000** Sold Date **25-Oct-19**

Distance **0.38km**



## 22 Old Reservoir Road Belgrave VIC 3160

3 3 2

Sold Price **\$720,000** Sold Date **20-Jul-19**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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