

# 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 Cole Avenue, Belgrave, VIC 3160

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$695,000

&

\$760,000

### Median sale price

Median price

\$745,000

Property Type

House

Suburb

Belgrave (3160)

Period - From

01/07/2024

to

31/10/2024

Source

REIV

### Comparable property sales

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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 |
|--------------------------------------|-----------|--------------|
| 12 COLE AVENUE, BELGRAVE VIC 3160    | \$705,000 | 21/08/2024   |
| 29 BLACKWOOD STREET, TECOMA VIC 3160 | \$730,000 | 29/08/2024   |
| 3 FLORENCE AVENUE, UPWEY VIC 3158    | \$705,000 | 03/07/2024   |

This Statement of Information was prepared on: 19/11/2024