

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

5 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Belgrave

Period-from

01 Sep 2023

to

31 Aug 2024

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 ROSE STREET TECOMA VIC 3160	\$758,000	19-Apr-24
78 PARK DRIVE BELGRAVE VIC 3160	\$760,000	12-Sep-24
30 BENSON STREET BELGRAVE VIC 3160	\$800,000	29-Jun-24

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: 30 September 2024



2 ROSE STREET TECOMA VIC 3160

Sold Price

\$758,000

Sold Date

19-Apr-24

3

1

2

Distance

0.71km



78 PARK DRIVE BELGRAVE VIC 3160

Sold Price

^{RS}\$760,000

Sold Date

12-Sep-24

3

2

3

Distance

1.82km



30 BENSON STREET BELGRAVE VIC 3160

Sold Price

\$800,000

Sold Date

29-Jun-24

3

1

1

Distance

0.6km

RS = Recent sale
 UN = Undisclosed Sale

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