

## 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

24 Kaola Street Belgrave 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

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Belgrave

Period-from

01 Sep 2018

to

31 Aug 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

42 Belgrave-Gembrook Road Belgrave VIC 3160	\$515,000	23-May-19
24 Old Monbulk Road Belgrave VIC 3160	\$497,500	03-Apr-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: 17 September 2019



**42 Belgrave-Gembrook Road  
Belgrave VIC 3160**

3 1 2

Sold Price

**\$515,000**

Sold Date

**23-May-19**

Distance

**1.49km**



**24 Old Monbulk Road Belgrave VIC  
3160**

2 1 2

Sold Price

**\$497,500**

Sold Date

**03-Apr-19**

Distance

**1.83km**

RS = Recent sale

UN = Undisclosed Sale

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