

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

55 Belgrave-Gembrook Road 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

House

Suburb

Belgrave

Period-from

01 Jan 2020

to

31 Dec 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

25 Belgrave-Hallam Road Belgrave VIC 3160	\$710,000	03-Dec-20
84 Kaola Street Belgrave VIC 3160	\$700,000	10-Oct-20
2 Swansea Court Belgrave VIC 3160	\$710,000	02-Nov-20

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: 13 January 2021



25 Belgrave-Hallam Road Belgrave VIC 3160

Sold Price

RS

\$710,000

Sold Date

03-Dec-20

3

2

4

Distance

0.5km

84 Kaola Street Belgrave VIC 3160

Sold Price

\$700,000

Sold Date

10-Oct-20

4

2

2

Distance

0.97km

2 Swansea Court Belgrave VIC 3160

Sold Price

\$710,000

Sold Date

02-Nov-20

4

2

4

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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