

## 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 BEST STREET BELGRAVE VIC 3160

### Indicative selling price

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

Single Price

or range  
between

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$817,505

Property type

House

Suburb

Belgrave

Period-from

01 Mar 2023

to

29 Feb 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

17 KAOLA STREET BELGRAVE VIC 3160	\$720,000	20-Jan-24
2 LILIAN STREET UPWEY VIC 3158	\$872,000	29-Nov-23
12 FULLER STREET BELGRAVE VIC 3160	\$870,000	05-Sep-23

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: 05 March 2024



17 KAOLA STREET BELGRAVE VIC 3160

Sold Price

RS\$720,000

Sold Date

20-Jan-24

3

2

-

Distance

0.31km



2 LILIAN STREET UPWEY VIC 3158

Sold Price

\$872,000

Sold Date

29-Nov-23

3

2

2

Distance

1.19km



12 FULLER STREET BELGRAVE VIC 3160

Sold Price

\$870,000

Sold Date

05-Sep-23

3

2

2

Distance

0.88km

RS = Recent sale      UN = Undisclosed Sale

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