

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

1 Grey 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,750

Property type

House

Suburb

Belgrave

Period-from

01 Oct 2018

to

30 Sep 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

4 Grey Street Belgrave VIC 3160	\$540,000	13-May-19
39 Fairy Dell Road Tecoma VIC 3160	\$567,000	25-Jun-19
24 Kaola Street Belgrave VIC 3160	\$558,000	24-Sep-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: 28 October 2019



4 Grey Street Belgrave VIC 3160

Sold Price

\$540,000

Sold Date

13-May-19

3

1

1

Distance

0.07km



39 Fairy Dell Road Tecoma VIC 3160

Sold Price

\$567,000

Sold Date

25-Jun-19

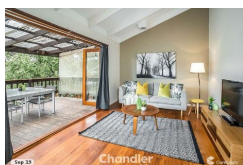
3

1

1

Distance

0.32km



24 Kaola Street Belgrave VIC 3160

Sold Price

^{RS}
\$558,000

Sold Date

24-Sep-19

2

1

1

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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