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

85 Martin 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 | \$690,000 | & | \$759,000 |
|---------------------------------------|---------------------|-----------|---|-----------|
| Median sale price | | | | |
| (*Delete house or unit as applicable) | | | | |

| Median Price | \$675,000 | Prop | Property type | | House | | Belgrave |
|--------------|-------------|------|---------------|------|--------|--------------|----------|
| Period-from | 01 Jan 2020 | to | 31 Dec 2 | 2020 | Source | ce 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 | |
|---|-----------|--------------|--|
| 84 Kaola Street Belgrave VIC 3160 | \$700,000 | 10-Oct-20 | |
| 60 Belgrave-Hallam Road Belgrave VIC 3160 | - | 16-Oct-20 | |
| 14 Gums Avenue Belgrave VIC 3160 | \$751,000 | 10-Jul-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: 19 January 2021



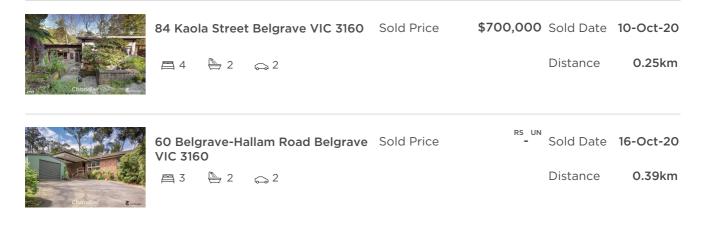
consumer.vic.gov.au



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| 14 Gum | is Aveni | ue Belgrave VIC 3160 | Sold Price | \$751,000 | Sold Date | 10-Jul-20 |
|------------|----------|----------------------|------------|-----------|-----------|-----------|
| E 3 | 2 | ç⊇ 2 | | | Distance | 0.81km |

RS = Recent sale UN = Undisclosed Sale

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