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



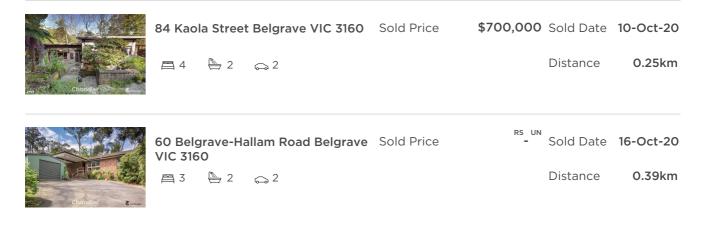
consumer.vic.gov.au



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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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