

## 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 OAKWOOD LANE 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

\$830,500

Property type

House

Suburb

Belgrave

Period-from

01 Dec 2023

to

30 Nov 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 16 OLIVE GROVE TECOMA VIC 3160     | \$850,000 | 19-Aug-24 |
| 5 STATION STREET BELGRAVE VIC 3160 | \$841,000 | 14-Oct-24 |
| 89 KAOLA STREET BELGRAVE VIC 3160  | \$825,000 | 04-Sep-24 |

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: 03 December 2024



## 16 OLIVE GROVE TECOMA VIC 3160

3 1 2

Sold Price

**\$850,000**

Sold Date **19-Aug-24**

Distance **0.99km**



## 5 STATION STREET BELGRAVE VIC 3160

3 1 1

Sold Price

<sup>RS</sup> **\$841,000**

Sold Date **14-Oct-24**

Distance **0.34km**



## 89 KAOLA STREET BELGRAVE VIC 3160

3 2 1

Sold Price

**\$825,000**

Sold Date **04-Sep-24**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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