

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 Hayes Place 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,750

Property type

House

Suburb

Belgrave

Period-from

01 Nov 2018

to

31 Oct 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

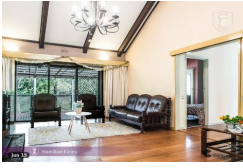
Date of sale

68 Station Street Belgrave VIC 3160	\$625,000	15-Jul-19
15 Benson Street Belgrave VIC 3160	\$599,999	23-Nov-18

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: 07 November 2019



68 Station Street Belgrave VIC 3160 Sold Price **\$625,000** Sold Date **15-Jul-19**

 3  1  4

Distance **0.12km**



15 Benson Street Belgrave VIC 3160 Sold Price **\$599,999** Sold Date **23-Nov-18**

 3  2  -

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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