

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 SIMMONS LANE BELGRAVE SOUTH 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

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,202,495

Property type

House

Suburb

Belgrave South

Period-from

01 Aug 2021

to

31 Jul 2022

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 WAIMEA GROVE SELBY VIC 3159	\$822,500	09-Mar-22
5 MANUKA AVENUE BELGRAVE VIC 3160	\$990,000	17-May-22
125 BELGRAVE-HALLAM ROAD BELGRAVE SOUTH VIC 3160	\$885,000	24-Feb-22

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: 10 August 2022



4 WAIMEA GROVE SELBY VIC 3159 Sold Price ^{RS} **\$822,500** Sold Date **09-Mar-22**

3 1 1

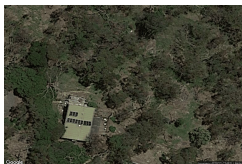
Distance **2.2km**



5 MANUKA AVENUE BELGRAVE VIC 3160 Sold Price **\$990,000** Sold Date **17-May-22**

4 2 4

Distance **0.88km**



125 BELGRAVE-HALLAM ROAD BELGRAVE SOUTH VIC 3160 Sold Price **\$885,000** Sold Date **24-Feb-22**

4 1 1

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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