



## STATEMENT OF INFORMATION

139 BELGRAVE-HALLAM ROAD, BELGRAVE SOUTH  
PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

## 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

139 Belgrave-Hallam Road Belgrave South VIC 3160

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$846,250

Property type

House

Suburb

Belgrave South

Period-from

01 Mar 2020

to

28 Feb 2021

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

|   |           |           |
|---|-----------|-----------|
| 108 Colby Drive Belgrave South VIC 3160 | \$935,000 | 14-Nov-20 |
| 8 Verona Street Belgrave South VIC 3160 | \$862,500 | 11-Oct-20 |
| 10 Ronald Avenue Selby VIC 3159         | \$888,888 | 06-Feb-21 |

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: 05 March 2021



**108 Colby Drive Belgrave South VIC 3160** Sold Price **\$935,000** Sold Date **14-Nov-20**

5 2 1

Distance **0.39km**



**8 Verona Street Belgrave South VIC 3160** Sold Price **\$862,500** Sold Date **11-Oct-20**

5 2 3

Distance **0.43km**



**10 Ronald Avenue Selby VIC 3159** Sold Price <sup>RS</sup> **\$888,888** Sold Date **06-Feb-21**

4 2 2

Distance **1.38km**



**12 Myamin Close Selby VIC 3159** Sold Price **\$912,000** Sold Date **04-Nov-20**

5 2 3

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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