

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

20 Best Street, Belgrave Vic 3160

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000

&

\$968,000

Median sale price

Median price \$823,000

Property Type House

Suburb Belgrave

Period - From 01/01/2023

to

31/12/2023

Source REIV

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 six 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 |
|---|---------------------------------------|-----------|--------------|
| 1 | 2 Fairy Dell Rd TECOMA 3160 | \$960,000 | 29/08/2023 |
| 2 | 55 Glen Rd BELGRAVE 3160 | \$950,000 | 25/10/2023 |
| 3 | 52 Belgrave Gembrook Rd BELGRAVE 3160 | \$910,000 | 01/08/2023 |

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 six months.~~

This Statement of Information was prepared on:

16/01/2024 11:33



 4  1  2

Property Type: House
Land Size: 1034 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$968,000
Median House Price
Year ending December 2023: \$823,000

Comparable Properties



2 Fairy Dell Rd TECOMA 3160 (REI/VG)

Agent Comments

 4  3  2

Price: \$960,000
Method: Private Sale
Date: 29/08/2023
Property Type: House
Land Size: 2946 sqm approx



55 Glen Rd BELGRAVE 3160 (REI/VG)

Agent Comments

 4  2  2

Price: \$950,000
Method: Private Sale
Date: 25/10/2023
Property Type: House
Land Size: 1010 sqm approx



52 Belgrave Gembrook Rd BELGRAVE 3160 (REI/VG)

Agent Comments

 4  2  2

Price: \$910,000
Method: Private Sale
Date: 01/08/2023
Property Type: House
Land Size: 4000 sqm approx