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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$880,000		&		\$968,000			
Median sale pr	rice							
Median price	\$823,000	Pro	operty Type	Hou	ISE		Suburb	Belgrave
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress 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





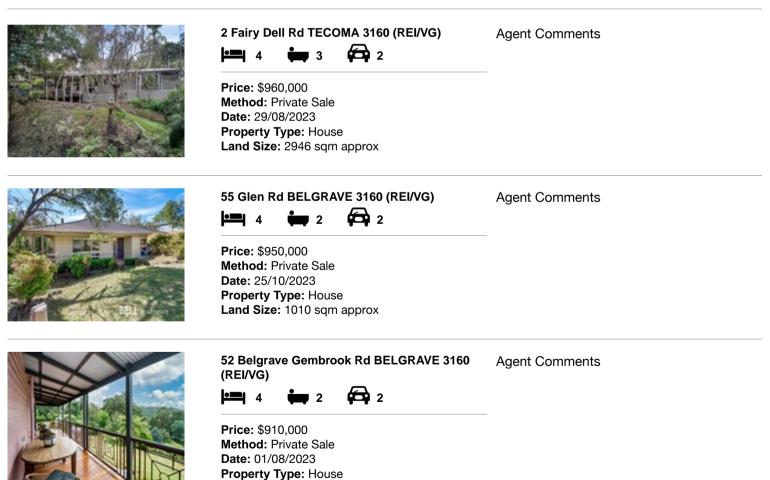
Renata Dimitriou 0493 026 981 renata@propertypartnersre.com.au





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



Land Size: 4000 sqm approx

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