# 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

22 Wattle Avenue 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	\$780,000	&	\$850,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$675,000	Prope	erty type		House	Suburb	Belgrave
Period-from	01 Jan 2020	to	31 Dec 2	2020	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	
3 Hilton Grove Belgrave VIC 3160	\$820,000	02-Nov-20	
1585 Burwood Highway Tecoma VIC 3160	\$821,500	17-Nov-20	
4 Kookaburra Avenue Tecoma VIC 3160	\$781,000	26-Oct-20	

#### 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: 29 January 2021



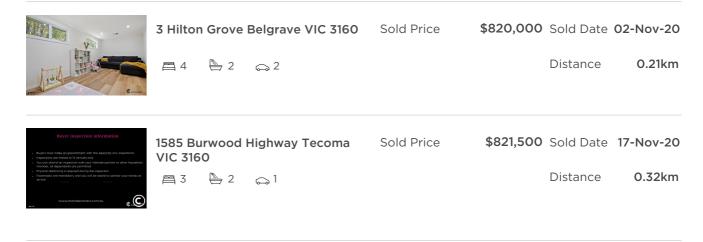
consumer.vic.gov.au



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4 Kook 3160	aburra A	Avenue Tecoma VIC	Sold Price	\$781,000	Sold Date	26-Oct-20
่ 貫 5	3	ç⇒ 2			Distance	0.82km

#### RS = Recent sale UN = Undisclosed Sale

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