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



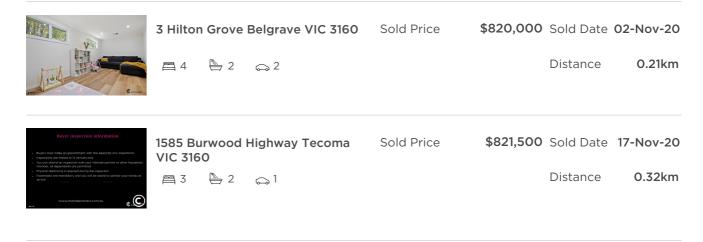
consumer.vic.gov.au



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4 Kook 3160	aburra A	Avenue Tecoma VIC	Sold Price	\$781,000	Sold Date	26-Oct-20
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RS = Recent sale UN = Undisclosed Sale

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