

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

26 Belgrave-Hallam Road 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

\$970,000

&

\$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Belgrave

Period-from

01 Feb 2021

to

31 Jan 2022

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

16 Best Street Belgrave VIC 3160	\$1,031,100	06-Nov-21
3 Lockwood Road Belgrave Heights VIC 3160	\$980,000	04-Aug-21
19 Eric Street Belgrave VIC 3160	\$1,010,000	11-Nov-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: 21 February 2022



16 Best Street Belgrave VIC 3160

Sold Price

\$1,031,100

Sold Date

06-Nov-21



4



2



2

Distance

0.78km



3 Lockwood Road Belgrave Heights VIC 3160

Sold Price

\$980,000

Sold Date

04-Aug-21



3



2



2

Distance

1.24km



19 Eric Street Belgrave VIC 3160

Sold Price

^{RS} **\$1,010,000**

Sold Date

11-Nov-21



3



1



1

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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