

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

2/23 Vale Road Belgrave Heights 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Belgrave Heights

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

1/23 Vale Road Belgrave Heights VIC 3160	\$520,000	21-Nov-20
2/6 Pioneer Avenue Upwey VIC 3158	\$455,000	27-Dec-21
9/8-10 Rutherford Road Tecoma VIC 3160	\$375,000	10-Feb-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



1/23 Vale Road Belgrave Heights VIC 3160

2 1 1

Sold Price

\$520,000

Sold Date

21-Nov-20

Distance

0.01km



2/6 Pioneer Avenue Upwey VIC 3158

2 1 1

Sold Price

^{RS} **\$455,000**

Sold Date

27-Dec-21

Distance

3.27km



9/8-10 Rutherford Road Tecoma VIC 3160

2 1 1

Sold Price

\$375,000

Sold Date

10-Feb-21

Distance

2.71km

RS = Recent sale

UN = Undisclosed Sale

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