

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

30 Mt Morton Road Belgrave South 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

\$1,355,000

&

\$1,490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Belgrave South

Period-from

01 Oct 2020

to

30 Sep 2021

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

2 Vista Road Belgrave Heights VIC 3160	\$1,345,000	13-Apr-21
2 Kirkham Road Belgrave South VIC 3160	\$1,512,000	27-May-21
31 Hughes Street Upwey VIC 3158	\$1,400,000	12-Apr-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: 25 October 2021



2 Vista Road Belgrave Heights VIC 3160

Sold Price

\$1,345,000

Sold Date

13-Apr-21



5



4



4

Distance

1.08km



2 Kirkham Road Belgrave South VIC 3160

Sold Price

\$1,512,000

Sold Date

27-May-21



5



2



3

Distance

2.03km



31 Hughes Street Upwey VIC 3158

Sold Price

\$1,400,000

Sold Date

12-Apr-21



5



4



3

Distance

4.6km

RS = Recent sale

UN = Undisclosed Sale

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