

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 6 Cole Avenue, Belgrave, VIC 3160

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$900,000

&

\$960,000

Median sale price

Median price

\$745,000

Property Type

House

Suburb

Belgrave (3160)

Period - From

01/09/2024

to

31/12/2024

Source

REIV

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
20 OAKLAND AVENUE, UPWEY VIC 3158	\$985,000	18/11/2024
5 MASKELL STREET, SELBY VIC 3159	\$1,015,000	21/08/2024
8 LACY STREET, SELBY VIC 3159	\$945,000	02/09/2024

This Statement of Information was prepared on: 24/01/2025