

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 Glen 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

\$770,000

&

\$849,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Belgrave Heights

Period-from

01 Feb 2020

to

31 Jan 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

31 Broadway Belgrave VIC 3160	\$780,000	21-Oct-20
190 Belgrave-Gembrook Road Menzies Creek VIC 3159	\$810,450	27-Nov-20
8 Verona Street Belgrave South VIC 3160	\$862,500	11-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: 20 February 2021


31 Broadway Belgrave VIC 3160

Sold Price

\$780,000

Sold Date

21-Oct-20


3



2



2

Distance

0.59km

**190 Belgrave-Gembrook Road
Menzies Creek VIC 3159**

Sold Price

^{RS}
\$810,450

Sold Date

27-Nov-20


4



1



2

Distance

4.83km

8 Verona Street Belgrave South VIC 3160

Sold Price

\$862,500

Sold Date

11-Oct-20


5



2



3

Distance

1.04km
RS = Recent sale

UN = Undisclosed Sale

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