

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

7 Peters 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

\$655,000

&

\$720,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Belgrave

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

2 Grandview Crescent Tecoma VIC 3160	\$685,000	20-Nov-20
7 Florence Avenue Upwey VIC 3158	\$697,000	04-Jun-20
25 Belgrave-Hallam Road Belgrave VIC 3160	\$710,000	03-Dec-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: 01 February 2021



2 Grandview Crescent Tecoma VIC 3160

Sold Price

\$685,000

Sold Date **20-Nov-20**

 3  2  2

Distance **0.66km**



7 Florence Avenue Upwey VIC 3158

Sold Price

\$697,000

Sold Date **04-Jun-20**

 3  2  2

Distance **1.25km**



25 Belgrave-Hallam Road Belgrave VIC 3160

Sold Price

^{RS} **\$710,000**

Sold Date **03-Dec-20**

 3  2  4

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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