

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 Kaola Street 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Belgrave

Period-from

01 Mar 2020

to

28 Feb 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
19 Brookside Street Upwey VIC 3158	\$820,000	03-Nov-20
7 Bayview Avenue Upwey VIC 3158	\$790,000	10-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: 29 March 2021



31 Broadway Belgrave VIC 3160

Sold Price **\$780,000** Sold Date **21-Oct-20**

3 2 2

Distance **0.93km**



19 Brookside Street Upwey VIC 3158

Sold Price **\$820,000** Sold Date **03-Nov-20**

3 2 2

Distance **1.07km**



7 Bayview Avenue Upwey VIC 3158

Sold Price **\$790,000** Sold Date **10-Dec-20**

3 2 2

Distance **1.29km**

RS = Recent sale UN = Undisclosed Sale

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