

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

3 Lockwood 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

\$820,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,500

Property type

House

Suburb

Belgrave Heights

Period-from

01 Jul 2020

to

30 Jun 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

6 Elgin Grove Belgrave South VIC 3160	\$827,000	18-Mar-21
254 Mt Morton Road Belgrave VIC 3160	\$895,000	26-Jun-21
14 Hume Street Upwey VIC 3158	\$865,500	24-Feb-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: 29 July 2021



6 Elgin Grove Belgrave South VIC 3160

3 2 1

Sold Price

\$827,000

Sold Date

18-Mar-21

Distance

0.39km



254 Mt Morton Road Belgrave VIC 3160

3 2 2

Sold Price

^{RS} **\$895,000**

Sold Date

26-Jun-21

Distance

0.9km



14 Hume Street Upwey VIC 3158

3 2 4

Sold Price

\$865,500

Sold Date

24-Feb-21

Distance

3.38km

RS = Recent sale

UN = Undisclosed Sale

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