

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

11 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

\$760,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

House

Suburb

Belgrave Heights

Period-from

01 May 2019

to

30 Apr 2020

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

4 Broadway Belgrave VIC 3160	\$805,000	28-Nov-19
9 Mt Morton Road Belgrave South VIC 3160	\$825,000	13-Dec-19
1 Hayes Place Belgrave VIC 3160	\$808,000	15-Nov-19

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: 13 May 2020



4 Broadway Belgrave VIC 3160

Sold Price **\$805,000** Sold Date **28-Nov-19**

5 2 2

Distance **0.71km**



9 Mt Morton Road Belgrave South VIC 3160

Sold Price **\$825,000** Sold Date **13-Dec-19**

3 2 4

Distance **1.01km**



1 Hayes Place Belgrave VIC 3160

Sold Price **\$808,000** Sold Date **15-Nov-19**

3 2 2

Distance **1.58km**

RS = Recent sale UN = Undisclosed Sale

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