

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

10 FOREST 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,500

Property type

House

Suburb

Belgrave

Period-from

01 Nov 2021

to

31 Oct 2022

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

15 WARATAH AVENUE BELGRAVE VIC 3160	\$890,000	07-Sep-22
7 OAKLAND AVENUE UPWEY VIC 3158	\$890,000	22-Jul-22
1 CEDAR GROVE SELBY VIC 3159	\$875,000	12-Oct-22

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: 17 November 2022



15 WARATAH AVENUE BELGRAVE VIC 3160

Sold Price

\$890,000

Sold Date

07-Sep-22



4



2



-

Distance

1.86km



7 OAKLAND AVENUE UPWEY VIC 3158

Sold Price

Sold Date

22-Jul-22



4



2



3

Distance

1.88km



1 CEDAR GROVE SELBY VIC 3159

Sold Price

^{RS}

\$875,000

Sold Date

12-Oct-22



4



2



2

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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