

# 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 1 Station Street, Belgrave, VIC 3160

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$700,000

&

\$765,000

### Median sale price

Median price

\$803,000

Property Type

House

Suburb

Belgrave (3160)

Period - From

01/12/2021

to

28/02/2022

Source

REIV

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
3 HARDHAM STREET, BELGRAVE VIC 3160	\$740,000	07/04/2021
10 OAKWOOD LANE, BELGRAVE VIC 3160	\$770,000	07/07/2021
3 CARWEEN AVENUE, UPWEY VIC 3158	\$734,000	31/03/2021

This Statement of Information was prepared on: 01/03/2022