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

19 Belgrave-Hallam Road Belgrave VIC 3160

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	- 100 COOK	&	\$730,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$640,000	Property type	House	Suburb	Belgrave				

30 Sep 2019

Source

Comparable property sales (*Delete A or B below as applicable)

01 Oct 2018

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.

to

Address of comparable property	Price	Date of sale	
22 Old Reservoir Road Belgrave VIC 3160	\$720,000	01-Aug-19	
28A Park Drive Belgrave VIC 3160	\$719,600	17-May-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: 15 October 2019



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consumer.vic.gov.au



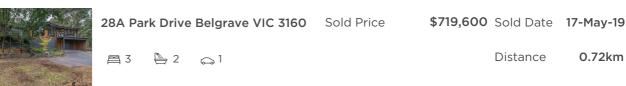
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	22 Old Reservoir Road Belgrave VIC 3160	Sold Price	^{RS} \$720,000 Sold Date	01-Aug-19
	🚍 3 🔚 3 🞧 2		Distance	0.6km



RS = Recent sale UN = Undisclosed Sale

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