# 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

25 Belgrave-Hallam 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<br>between | \$620,000 | & | \$680,000 |
|-------------------|---------------------|-----------|---|-----------|
| Median sale price |                     |           |   |           |

(\*Delete house or unit as applicable)

| Median Price | \$663,000   | Property type |             |  | House  | Suburb | Belgrave  |  |
|--------------|-------------|---------------|-------------|--|--------|--------|-----------|--|
| Period-from  | 01 Nov 2019 | to            | 31 Oct 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 |  |
|---|-----------|--------------|--|
| 60 Martin Street Belgrave VIC 3160        | \$667,000 | 18-Mar-20    |  |
| 47 Waratah Avenue Belgrave VIC 3160       | \$650,000 | 19-Feb-20    |  |
| 70 Belgrave-Hallam Road Belgrave VIC 3160 | \$680,000 | 16-Aug-20    |  |

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: 04 November 2020

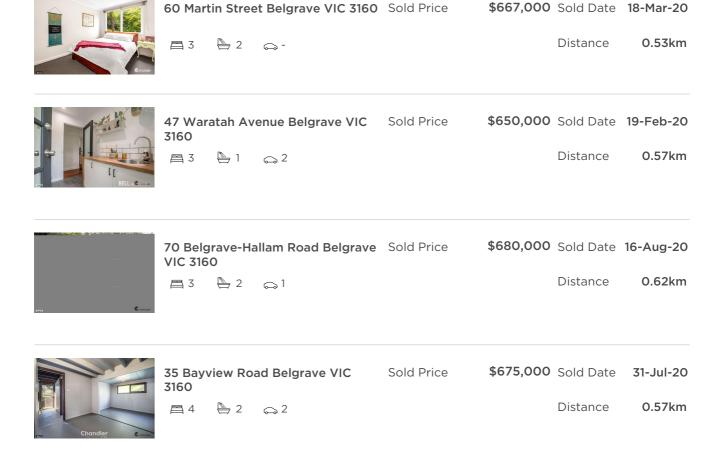


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| ELL- Carro | 60 Park | Drive B | elgrave VIC 3160 | Sold Price | \$625,000 | Sold Date | 26-Mar-20 |
|------------|---------|---------|------------------|------------|-----------|-----------|-----------|
|            | ₫ 3     | 1       | <b>⇔</b> -       |            |           | Distance  | 0.59km    |



RS = Recent sale UN = Undisclosed Sale

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