

## 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

67 MARTIN STREET BELGRAVE VIC 3160

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Belgrave

Period-from

01 May 2022

to

30 Apr 2023

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 82 KAOLA STREET BELGRAVE VIC 3160    | \$750,000 | 23-Mar-23 |
| 8 OLD MONBULK ROAD BELGRAVE VIC 3160 | \$770,000 | 17-Jan-23 |
| 1 LESLIE STREET BELGRAVE VIC 3160    | \$700,000 | 24-Feb-23 |

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: 09 May 2023



## 82 KAOLA STREET BELGRAVE VIC 3160

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**23-Mar-23**

3

1

1

Distance

**0.19km**



## 8 OLD MONBULK ROAD BELGRAVE VIC 3160

Sold Price

**\$770,000**

Sold Date

**17-Jan-23**

3

1

2

Distance

**0.89km**



## 1 LESLIE STREET BELGRAVE VIC 3160

Sold Price

**\$700,000**

Sold Date

**24-Feb-23**

3

1

1

Distance

**1.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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