

## 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

40 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Belgrave

Period-from

01 Nov 2020

to

31 Oct 2021

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

44 Station Street Belgrave VIC 3160	\$760,000	13-Oct-21
10 Oakwood Lane Belgrave VIC 3160	\$770,000	07-Jul-21
27 Arbor Avenue Belgrave VIC 3160	\$785,000	21-Jun-21

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: 30 November 2021



## 44 Station Street Belgrave VIC 3160

5 2 2

Sold Price

RS

\$760,000

Sold Date

13-Oct-21

Distance

0.06km



## 10 Oakwood Lane Belgrave VIC 3160

3 1 -

Sold Price

\$770,000

Sold Date

07-Jul-21

Distance

0.24km



## 27 Arbor Avenue Belgrave VIC 3160

3 1 2

Sold Price

\$785,000

Sold Date

21-Jun-21

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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