

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 BEST STREET 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
between

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$808,500

Property type

House

Suburb

Belgrave

Period-from

01 Aug 2021

to

31 Jul 2022

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

4 BENSON STREET BELGRAVE VIC 3160	\$1,200,000	02-Mar-22
35 SANDELLS ROAD TECOMA VIC 3160	\$1,255,000	12-Jul-22
59 WARATAH AVENUE BELGRAVE VIC 3160	\$1,205,000	06-Apr-22

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: 01 August 2022



4 BENSON STREET BELGRAVE VIC 3160

Sold Price

\$1,200,000

Sold Date

02-Mar-22

4

2

-

Distance

0.29km

35 SANDELLS ROAD TECOMA VIC 3160

Sold Price

^{RS}\$1,255,000

Sold Date

12-Jul-22

4

2

2

Distance

1.69km

59 WARATAH AVENUE BELGRAVE VIC 3160

Sold Price

\$1,205,000

Sold Date

06-Apr-22

4

2

2

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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