



STATEMENT OF INFORMATION

36 MARTIN STREET, BELGRAVE, VIC 3160

PREPARED BY SAVOY REAL ESTATE, 11 BLACKBURN ROAD BLACKBURN

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36 MARTIN STREET, BELGRAVE, VIC 3160  3  1  -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$580,000 to \$630,000**

MEDIAN SALE PRICE



BELGRAVE, VIC, 3160

Suburb Median Sale Price (House)

\$620,000

01 July 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



48 ALEXANDER AVE, UPWEY, VIC 3158  3  1  2

Sale Price

***\$585,000**

Sale Date: 12/12/2017

Distance from Property: 1.9km



14 BELGRAVE-HALLAM RD, BELGRAVE, VIC  3  1  2

Sale Price

\$595,000

Sale Date: 14/07/2017

Distance from Property: 868m



22 GLEN HARROW HEIGHTS RD, BELGRAVE,  3  2  4

Sale Price

\$615,000

Sale Date: 01/07/2017

Distance from Property: 1.9km



This report has been compiled on 09/01/2018 by Savoy Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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87 KAOLA ST, BELGRAVE, VIC 3160

 3  2  -

Sale Price
\$605,000

Sale Date: 26/06/2017

Distance from Property: 471m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

36 MARTIN STREET, BELGRAVE, VIC 3160

Indicative selling price

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Price Range:

\$580,000 to \$630,000

Median sale price

Median price

\$620,000

House

X

Unit


Suburb

BELGRAVE

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
48 ALEXANDER AVE, UPWEY, VIC 3158	*\$585,000	12/12/2017
14 BELGRAVE-HALLAM RD, BELGRAVE, VIC 3160	\$595,000	14/07/2017
22 GLEN HARROW HEIGHTS RD, BELGRAVE, VIC 3160	\$615,000	01/07/2017
87 KAOLA ST, BELGRAVE, VIC 3160	\$605,000	26/06/2017