

## 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

233 MT MORTON ROAD BELGRAVE HEIGHTS 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Belgrave Heights

Period-from

01 Sep 2022

to

31 Aug 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 67 MARTIN STREET BELGRAVE VIC 3160 | \$785,000 | 20-May-23 |
| 68 MORRIS ROAD UPWEY VIC 3158      | \$823,000 | 13-Apr-23 |
| 12 KIA ORA AVENUE UPWEY VIC 3158   | \$785,000 | 13-Apr-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: 13 September 2023



67 MARTIN STREET BELGRAVE VIC 3160

Sold Price

\$785,000

Sold Date

20-May-23

3

1

1

Distance

0.95km



68 MORRIS ROAD UPWEY VIC 3158

Sold Price

\$823,000

Sold Date

13-Apr-23

2

1

4

Distance

1.77km



12 KIA ORA AVENUE UPWEY VIC 3158

Sold Price

\$785,000

Sold Date

13-Apr-23

2

1

1

Distance

1.8km

RS = Recent sale
     
 UN = Undisclosed Sale

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