

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 26 Terrys Avenue, Belgrave, VIC 3160

Indicative selling price

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

Price Range \$1,290,000 & \$1,340,000

Median sale price

Median price \$800,000 Property Type House Suburb Belgrave (3160)

Period - From 05/04/2021 to 05/04/2022 Source reiv

Comparable property sales

A 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
5 CARRAMAR CRESCENT, BELGRAVE VIC 3160	\$1,440,000	14/12/2021
23 SOPHIA GROVE, TECOMA VIC 3160	\$1,373,000	01/12/2021
1 ELLIOTT ROAD, UPWEY VIC 3158	\$1,350,000	31/08/2021

This Statement of Information was prepared on: 05/04/2022