

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

9 Old Reservoir Road 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

\$640,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Belgrave

Period-from

01 Apr 2020

to

31 Mar 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

1 Hardham Street Belgrave VIC 3160	\$680,000	17-Dec-20
33 Station Street Belgrave VIC 3160	\$682,500	07-Nov-20
143 Belgrave-Hallam Road Belgrave South VIC 3160	\$660,000	28-Oct-20

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: 15 April 2021



1 Hardham Street Belgrave VIC 3160

3

2

4

Sold Price

\$680,000

Sold Date 17-Dec-20

Distance 0.15km



33 Station Street Belgrave VIC 3160

3

2

2

Sold Price

\$682,500

Sold Date 07-Nov-20

Distance 0.94km



143 Belgrave-Hallam Road Belgrave South VIC 3160

3

2

5

Sold Price

\$660,000

Sold Date 28-Oct-20

Distance 1.28km

RS = Recent sale

UN = Undisclosed Sale

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