

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

121 Belgrave-Hallam Road Belgrave South 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

\$930,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$891,250

Property type

House

Suburb

Belgrave South

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

6 Verona Street Belgrave South VIC 3160	\$995,000	15-Jan-21
139 Belgrave-Hallam Road Belgrave South VIC 3160	\$980,000	17-Mar-21
28 Heath Road Belgrave Heights VIC 3160	\$970,000	30-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: 08 April 2021



6 Verona Street Belgrave South VIC 3160

Sold Price

^{RS} **\$995,000**

Sold Date

15-Jan-21

4 3 1

Distance

0.24km



139 Belgrave-Hallam Road Belgrave South VIC 3160

Sold Price

^{RS} **\$980,000** ^{UN}

Sold Date

17-Mar-21

5 2 2

Distance

0.51km



28 Heath Road Belgrave Heights VIC 3160

Sold Price

\$970,000

Sold Date

30-Oct-20

4 2 2

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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