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

40 Bartley Road Belgrave Heights 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	\$895,000	Property type		House		Suburb	Belgrave Heights
Period-from	01 Jan 2021	to	31 Dec 2	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	
4 Hawthorn Lane Belgrave Heights VIC 3160	\$950,000	12-Aug-21	
9 Best Street Belgrave VIC 3160	\$970,000	10-Sep-21	

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.

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consumer.vic.gov.au



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\$970,000 Sold Date 10-Sep-21

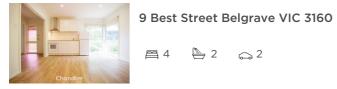
Distance

1.71km



4 Hawthorn Lane Belgrave Heights VIC 3160			Sold Price	\$950,000	Sold Date	12-Aug-21
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Sold Price



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RS = Recent sale UN = Undisclosed Sale

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