

## 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](http://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 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.

This Statement of Information was prepared on: 17 January 2022



## 4 Hawthorn Lane Belgrave Heights VIC 3160

4 1 2

Sold Price

**\$950,000**

Sold Date

**12-Aug-21**

Distance

**0.32km**



## 9 Best Street Belgrave VIC 3160

4 2 2

Sold Price

**\$970,000**

Sold Date

**10-Sep-21**

Distance

**1.71km**

RS = Recent sale

UN = Undisclosed Sale

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