

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

14 Edward Street 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Belgrave

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

46 Martin Street Belgrave VIC 3160	\$627,500	22-Jul-20
33 Station Street Belgrave VIC 3160	\$682,500	07-Nov-20
43 Best Street Belgrave VIC 3160	\$973,000	17-Nov-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: 04 January 2022



46 Martin Street Belgrave VIC 3160 Sold Price **\$627,500** Sold Date **22-Jul-20**

4 2 2

Distance **0.28km**



33 Station Street Belgrave VIC 3160 Sold Price **\$682,500** Sold Date **07-Nov-20**

3 2 2

Distance **0.3km**



43 Best Street Belgrave VIC 3160 Sold Price **\$973,000** Sold Date **17-Nov-20**

4 3 2

Distance **0.19km**



366 Glenfern Road Upwey VIC 3158 Sold Price **\$805,000** Sold Date **06-Nov-20**

3 2 2

Distance **0.98km**



22 Broadway Belgrave VIC 3160 Sold Price **\$622,000** Sold Date **09-Dec-20**

2 1 -

Distance **0.56km**



2 Swansea Court Belgrave VIC 3160 Sold Price **\$710,000** Sold Date **02-Nov-20**

4 2 4

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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9 Grey Street Belgrave VIC 3160

Sold Price **\$785,000** Sold Date **13-Nov-20**

2 2 -

Distance **0.37km**



4 Rose Street Tecoma VIC 3160

Sold Price **\$910,000** Sold Date **28-Oct-20**

4 1 2

Distance **0.77km**



25 Belgrave-Hallam Road Belgrave VIC 3160

Sold Price **\$710,000** Sold Date **03-Dec-20**

3 2 4

Distance **0.63km**



60 Belgrave-Hallam Road Belgrave VIC 3160

Sold Price **\$760,000** Sold Date **16-Oct-20**

3 2 2

Distance **0.64km**



84 Kaola Street Belgrave VIC 3160

Sold Price **\$700,000** Sold Date **10-Oct-20**

4 2 2

Distance **0.42km**



70 Belgrave-Hallam Road Belgrave VIC 3160

Sold Price **\$680,000** Sold Date **16-Aug-20**

3 2 1

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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44 Grey Street Belgrave VIC 3160

Sold Price

^{RS} **\$800,000**

Sold Date

23-Nov-21



3



1



4

Distance

0.14km



44 Station Street Belgrave VIC 3160

Sold Price

\$760,000

Sold Date

13-Oct-21



5



2



2

Distance

0.28km



10 Oakwood Lane Belgrave VIC 3160

Sold Price

\$770,000

Sold Date

07-Jul-21



3



1



-

Distance

0.44km



31 Broadway Belgrave VIC 3160

Sold Price

\$780,000

Sold Date

21-Oct-20



3



2



2

Distance

0.44km

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UN = Undisclosed Sale

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