

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

7 STATION 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

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,250

Property type

House

Suburb

Belgrave

Period-from

01 Apr 2021

to

31 Mar 2022

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

69 MORRIS ROAD UPWEY VIC 3158	\$870,000	06-Mar-22
1 COLLIER AVENUE TECOMA VIC 3160	\$865,000	26-Nov-21
38 DEANS ROAD UPWEY VIC 3158	\$845,000	26-Nov-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: 11 April 2022

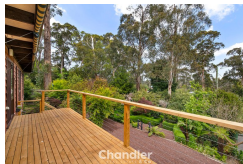


69 MORRIS ROAD UPWEY VIC 3158 Sold Price

^{RS} **\$870,000** Sold Date **06-Mar-22**

3 1 3

Distance **1.56km**



1 COLLIER AVENUE TECOMA VIC 3160 Sold Price

\$865,000 Sold Date **26-Nov-21**

4 3 2

Distance **0.95km**



38 DEANS ROAD UPWEY VIC 3158 Sold Price

\$845,000 Sold Date **26-Nov-21**

- 1 1

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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