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

83 Martin 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	\$780,000	&	\$850,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$730,000	Prop	erty type		House	Suburb	Belgrave
Period-from	01 Oct 2020	to	30 Sep 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	
35 Broadway Belgrave VIC 3160	\$805,000	07-May-21	
254 Mt Morton Road Belgrave VIC 3160	\$895,000	26-Jun-21	
27 Arbor Avenue Belgrave VIC 3160	\$785,000	21-Jun-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: 14 October 2021

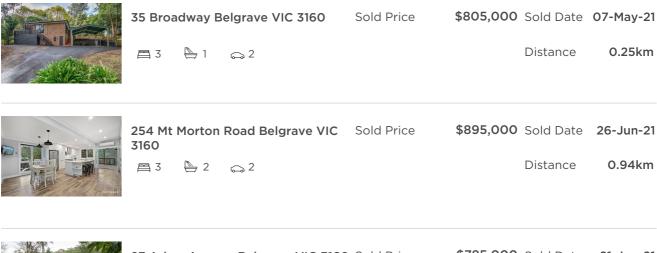


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27 Arb	or Aven	ue Belg	rave VIC 3160 Sold Price	\$785,000	Sold Date	21-Jun-21
📇 3	1	ශ 2			Distance	1.12km

RS = Recent sale UN = Undisclosed Sale

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