

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

1 SWANSEA COURT 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,500

Property type

House

Suburb

Belgrave

Period-from

01 May 2024

to

30 Apr 2025

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

39 BROADWAY BELGRAVE VIC 3160	\$710,000	21-Nov-24
24 JUDKINS AVENUE BELGRAVE VIC 3160	\$736,000	11-Apr-25
13 OLD RESERVOIR ROAD BELGRAVE VIC 3160	\$750,000	15-Nov-24

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: 09 May 2025

	39 BROADWAY BELGRAVE VIC 3160 3 1 2	Sold Price \$710,000	Sold Date 21-Nov-24	Distance 1km
	24 JUDKINS AVENUE BELGRAVE VIC 3160 3 1 -	Sold Price ^{RS} \$736,000	Sold Date 11-Apr-25	Distance 1.37km
	13 OLD RESERVOIR ROAD BELGRAVE VIC 3160 3 1 1	Sold Price \$750,000	Sold Date 15-Nov-24	Distance 1.26km

RS = Recent sale

UN = Undisclosed Sale

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