

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

10 Harvey Street Belgrave Heights 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

\$980,000

&

\$1,078,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Belgrave Heights

Period-from

01 Mar 2020

to

28 Feb 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

6 Verona Street Belgrave South VIC 3160	\$995,000	15-Jan-21
147 Belgrave-Hallam Road Belgrave South VIC 3160	\$1,075,000	27-Oct-20
3 Lyndall Road Belgrave South VIC 3160	\$1,060,000	11-Oct-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: 11 March 2021



6 Verona Street Belgrave South VIC 3160 Sold Price

^{RS} **\$995,000**

Sold Date

15-Jan-21

4 3 1

Distance

0.35km



147 Belgrave-Hallam Road Belgrave South VIC 3160 Sold Price

\$1,075,000

Sold Date

27-Oct-20

4 2 3

Distance

0.66km



3 Lyndall Road Belgrave South VIC 3160 Sold Price

\$1,060,000

Sold Date

11-Oct-20

4 3 6

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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