

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

20 THE CRESCENT 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

\$1,130,000

&

\$1,215,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,042,500

Property type

House

Suburb

Belgrave Heights

Period-from

01 Nov 2023

to

31 Oct 2024

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

41 STATION STREET BELGRAVE VIC 3160	\$1,175,000	04-Sep-24
36 MATSON DRIVE UPWEY VIC 3158	\$1,210,000	08-Nov-24
344 GLENFERN ROAD UPWEY VIC 3158	\$1,200,000	30-Sep-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: 29 November 2024

Tecoma Reception

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41 STATION STREET BELGRAVE VIC 3160

 5  3  -

Sold Price

\$1,175,000

Sold Date **04-Sep-24**

Distance

1.35km



36 MATSON DRIVE UPWEY VIC 3158

 4  2  4

Sold Price

^{RS} **\$1,210,000**

Sold Date **08-Nov-24**

Distance

1.65km



344 GLENFERN ROAD UPWEY VIC 3158

 4  2  2

Sold Price

\$1,200,000

Sold Date **30-Sep-24**

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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