

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

4 OLD MONBULK ROAD 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

\$850,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Belgrave

Period-from

01 Mar 2022

to

28 Feb 2023

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

1 STANLEY STREET BELGRAVE VIC 3160	\$930,000	07-Dec-22
69 BAYVIEW ROAD BELGRAVE VIC 3160	\$867,500	22-Oct-22
10 FOREST ROAD BELGRAVE VIC 3160	\$900,000	27-Jan-23

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 March 2023



1 STANLEY STREET BELGRAVE VIC 3160 Sold Price ^{RS} **\$930,000** Sold Date **07-Dec-22**

3 2 1

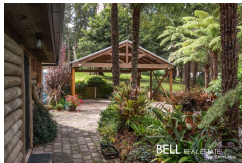
Distance **0.33km**



69 BAYVIEW ROAD BELGRAVE VIC 3160 Sold Price **\$867,500** Sold Date **22-Oct-22**

4 1 2

Distance **0.59km**



10 FOREST ROAD BELGRAVE VIC 3160 Sold Price ^{RS} **\$900,000** Sold Date **27-Jan-23**

5 2 2

Distance **0.86km**

RS = Recent sale **UN** = Undisclosed Sale

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