

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

46 Edward Street, Belgrave Vic 3160

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$760,000

&

\$836,000

Median sale price

Median price \$907,500

Property Type House

Suburb Belgrave

Period - From 01/07/2022

to 30/09/2022

Source REIV

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 six 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	14 Laurie Av TECOMA 3160	\$833,000	03/10/2022
2	6 Martin St BELGRAVE 3160	\$825,000	07/07/2022
3	1 Simmons La BELGRAVE SOUTH 3160	\$815,000	31/08/2022

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 six months.~~

This Statement of Information was prepared on:

10/11/2022 15:07



Property Type: House (Previously Occupied - Detached)
Land Size: 1784 sqm approx
Agent Comments

Indicative Selling Price
\$760,000 - \$836,000
Median House Price
September quarter 2022: \$907,500

Comparable Properties



14 Laurie Av TECOMA 3160 (REI/VG)

Agent Comments



Price: \$833,000
Method: Private Sale
Date: 03/10/2022
Property Type: House
Land Size: 972 sqm approx



6 Martin St BELGRAVE 3160 (VG)

Agent Comments



Price: \$825,000
Method: Sale
Date: 07/07/2022
Property Type: House (Res)
Land Size: 1356 sqm approx



1 Simmons La BELGRAVE SOUTH 3160 (REI/VG)

Agent Comments



Price: \$815,000
Method: Sale by Tender
Date: 31/08/2022
Property Type: House
Land Size: 2549 sqm approx