

## 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

58 Best Street Belgrave VIC 3160

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$678,000

Property type

House

Suburb

Belgrave

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

147 Belgrave-Hallam Road Belgrave South VIC 3160	\$1,075,000	27-Oct-20
15 Wombalana Road Selby VIC 3159	\$1,060,000	18-Feb-21
1582 Burwood Highway Belgrave VIC 3160	\$1,050,000	31-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: 03 March 2021



**147 Belgrave-Hallam Road Belgrave South VIC 3160** Sold Price **\$1,075,000** Sold Date **27-Oct-20**

4 2 3

Distance **1.75km**



**15 Wombalana Road Selby VIC 3159** Sold Price <sup>RS</sup> **\$1,060,000** Sold Date **18-Feb-21**

4 2 2

Distance **1.58km**



**1582 Burwood Highway Belgrave VIC 3160** Sold Price **\$1,050,000** Sold Date **31-Oct-20**

3 2 2

Distance **0.92km**

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

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