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	3 Forest 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	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$672,500	Property type	House	Suburb	Belgrave
Period-from	01 Dec 2019	to	30 Nov 2020	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
13 Forest Road Belgrave VIC 3160	$760,000	20-Nov-20
16 Gully Crescent Belgrave VIC 3160	$712,000	21-Oct-20
45 Belgrave-Gembrook Road Belgrave VIC 3160	$745,000	24-Jul-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.~~

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13 Forest Road Belgrave VIC 3160

3 2 4

Sold Price **$760,000** Sold Date **20-Nov-20**

Distance **0.16km**



16 Gully Crescent Belgrave VIC 3160

3 1 2

Sold Price **$712,000** Sold Date **21-Oct-20**

Distance **0.43km**



45 Belgrave-Gembrook Road Belgrave VIC 3160

3 2 -

Sold Price **$745,000** Sold Date **24-Jul-20**

Distance **1.25km**

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

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