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	10 Harvey Street 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	$980,000	&	$1,078,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$737,500	Property type	House	Suburb	Belgrave Heights
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
6 Verona Street Belgrave South VIC 3160	$995,000	15-Jan-21
147 Belgrave-Hallam Road Belgrave South VIC 3160	$1,075,000	27-Oct-20
3 Lyndall Road Belgrave South VIC 3160	$1,060,000	11-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.~~

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6 Verona Street Belgrave South VIC 3160

4 3 1

Sold Price RS $995,000 Sold Date 15-Jan-21

Distance 0.35km



147 Belgrave-Hallam Road Belgrave South VIC 3160

4 2 3

Sold Price $1,075,000 Sold Date 27-Oct-20

Distance 0.66km



3 Lyndall Road Belgrave South VIC 3160

4 3 6

Sold Price $1,060,000 Sold Date 11-Oct-20

Distance 0.81km

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

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