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	9 Colin Avenue 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	$730,000	Property type	House	Suburb	Belgrave
Period-from	01 Sep 2020	to	31 Aug 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 Dalkeith Crescent Belgrave VIC 3160	$736,000	17-Apr-21
38 Arbor Avenue Belgrave VIC 3160	$755,000	24-Mar-21
60 Martin Street Belgrave VIC 3160	$719,000	31-Mar-21

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: 16 September 2021

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6 Dalkeith Crescent Belgrave VIC 3160 Sold Price **$736,000** Sold Date **17-Apr-21**

3 2 2 Distance **0.1km**



38 Arbor Avenue Belgrave VIC 3160 Sold Price **$755,000** Sold Date **24-Mar-21**

3 2 2 Distance **0.61km**



60 Martin Street Belgrave VIC 3160 Sold Price **$719,000** Sold Date **31-Mar-21**

3 2 - Distance **0.75km**

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

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