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	4 OLD MONBULK 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	$850,000	&	$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$845,000	Property type	House	Suburb	Belgrave
Period-from	01 Mar 2022	to	28 Feb 2023	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.

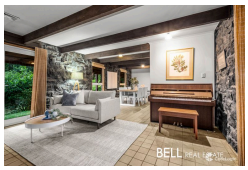
Address of comparable property	Price	Date of sale
1 STANLEY STREET BELGRAVE VIC 3160	$930,000	07-Dec-22
69 BAYVIEW ROAD BELGRAVE VIC 3160	$867,500	22-Oct-22
10 FOREST ROAD BELGRAVE VIC 3160	$900,000	27-Jan-23

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: 09 March 2023

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1 STANLEY STREET BELGRAVE VIC 3160

3 2 1

Sold Price RS $930,000 Sold Date 07-Dec-22

Distance 0.33km



69 BAYVIEW ROAD BELGRAVE VIC 3160

4 1 2

Sold Price $867,500 Sold Date 22-Oct-22

Distance 0.59km



10 FOREST ROAD BELGRAVE VIC 3160

5 2 2

Sold Price RS $900,000 Sold Date 27-Jan-23

Distance 0.86km

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

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