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	28 GLEN ROAD 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	$999,000	&	$1,085,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,042,500	Property type	House	Suburb	Belgrave Heights
Period-from	01 Nov 2023	to	31 Oct 2024	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
8 HILLSIDE GROVE UPWEY VIC 3158	$1,052,000	08-Oct-24
3 RUTHERFORD ROAD TECOMA VIC 3160	$1,000,000	21-Oct-24
58 MT MORTON ROAD BELGRAVE HEIGHTS VIC 3160	$1,100,000	28-Aug-24

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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8 HILLSIDE GROVE UPWEY VIC 3158

3 2 2

Sold Price RS $1,052,000 Sold Date 08-Oct-24

Distance 1.53km



3 RUTHERFORD ROAD TECOMA VIC 3160

3 2 2

Sold Price RS $1,000,000 Sold Date 21-Oct-24

Distance 1.77km



58 MT MORTON ROAD BELGRAVE HEIGHTS VIC 3160

4 1 1

Sold Price $1,100,000 Sold Date 28-Aug-24

Distance 1.33km

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

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