

## 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

1 GUMS AVENUE BELGRAVE VIC 3160

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$825,000

Property type

House

Suburb

Belgrave

Period-from

01 Jan 2023

to

31 Dec 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

34 STATION STREET BELGRAVE VIC 3160	\$700,000	09-May-23
1 STATION STREET BELGRAVE VIC 3160	\$714,750	07-Dec-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: 25 January 2024



**34 STATION STREET BELGRAVE  
VIC 3160**

 3  1  2

Sold Price **\$700,000** Sold Date **09-May-23**

Distance **0.32km**



**1 STATION STREET BELGRAVE VIC  
3160**

 3  1  2

Sold Price <sup>RS</sup> **\$714,750** <sup>UN</sup> Sold Date **07-Dec-23**

Distance **0.4km**

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

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