## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Including suburb and postcode  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 \$970,000 & \$1,067,000  Median sale price  (*Delete house or unit as applicable)  Median Price \$1,137,500 Property type House Suburb Belgrave South  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	Property offered for sale	е							
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single Price  or range between \$970,000 & \$1,067,000  Median sale price  (*Delete house or unit as applicable)  Median Price \$1,137,500 Property type House Suburb Belgrave South  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:	Including suburb and	2 HEATHER GROVE BELGRAVE SOUTH VIC 3160							
Median sale price  (*Delete house or unit as applicable)  Median Price \$1,137,500 Property type House Suburb Belgrave South  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.	• .	e see consumer.vio	c.gov.aı	u/underquoting(	*Delete singl	e price	e or range a	as applicable)	
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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.	·								
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.	Median Price	\$1,137,500	137,500 Property type Hou				Suburb	Belgrave South	
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.	Period-from	01 Jan 2023	to	to 31 Dec 2023 So			Corelogic		
	A* These are the three properties sold within two kilometres of the property for estate agent or agent's representative considers to be most comparable to					the pro		<del>ale.</del>	
OR									

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: 17 January 2024



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