

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

200 Mt Morton 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

House

Suburb

Belgrave Heights

Period-from

01 Jun 2019

to

31 May 2020

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 The Crescent Belgrave Heights VIC 3160	\$865,000	11-Apr-20
47 Brooking Street Upwey VIC 3158	\$957,500	23-Jan-20
9 Mt Morton Road Belgrave South VIC 3160	\$825,000	13-Dec-19

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: 03 June 2020

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34 The Crescent Belgrave Heights VIC 3160

Sold Price

^{RS} \$865,000

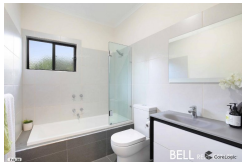
Sold Date

11-Apr-20

4 2 2

Distance

0.56km



47 Brooking Street Upwey VIC 3158

Sold Price

\$957,500

Sold Date

23-Jan-20

4 2 2

Distance

0.94km



9 Mt Morton Road Belgrave South VIC 3160

Sold Price

\$825,000

Sold Date

13-Dec-19

3 2 4

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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