

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 2 Kirkham Road, Belgrave South, VIC 3160

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,440,000 & \$1,580,000

Median sale price

Median price \$980,000 Property Type House Suburb Belgrave South (3160)

Period - From 01/01/2021 to 31/03/2021 Source REIV

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 MERVYN ROAD, BELGRAVE SOUTH VIC 3160	\$999,999	05/02/2021
675 BELGRAVE-HALLAM ROAD, NARRE WARREN EAST VIC 3804	\$1,527,500	09/11/2020
13 MOUNTAIN FLAT ROAD, NARRE WARREN EAST VIC 3804	\$1,920,000	18/11/2020

This Statement of Information was prepared on: 22/04/2021