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	22 Talbot Avenue, Belgrave Vic 3160

Indicative selling price

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

Range between $860,000 & $920,000

Median sale price

Median price $832,500 Property Type House Suburb Belgrave

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 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	55 Glen Rd BELGRAVE 3160	$950,000	25/10/2023
2	5 Fairy Dell Rd TECOMA 3160	$875,000	10/10/2023
3			

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 six months.

This Statement of Information was prepared on: 20/02/2024 08:59

22 Talbot Avenue, Belgrave Vic 3160

Lachlan Williams
9722 9755
0414 582 556
teamwilliams@hoskins.com.au



5 2 2

Property Type: House
Land Size: 927 sqm approx

Agent Comments

Indicative Selling Price
$860,000 - $920,000
Median House Price
December quarter 2023: $832,500

Comparable Properties



55 Glen Rd BELGRAVE 3160 (REI/VG)

4 2 2

Price: $950,000
Method: Private Sale
Date: 25/10/2023
Property Type: House
Land Size: 1010 sqm approx

Agent Comments



5 Fairy Dell Rd TECOMA 3160 (REI/VG)

4 2 3

Price: $875,000
Method: Private Sale
Date: 10/10/2023
Property Type: House
Land Size: 1257 sqm approx

Agent Comments

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 six months.

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