

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

1/31 Belgravia Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between

\$1,200,000

 &

\$1,320,000

Median sale price

Median price

\$1,410,000

 Property Type

Unit

 Suburb

Mont Albert North

Period - From

01/10/2022

 to

30/09/2023

 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	1/48 Belgravia Av MONT ALBERT NORTH 3129	\$1,400,000	08/05/2023
2	2/45 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,300,000	08/06/2023
3	2 Scarborough Sq MONT ALBERT NORTH 3129	\$1,299,000	01/07/2023

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:

30/10/2023 11:28



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median Unit Price

Year ending September 2023: \$1,410,000

Comparable Properties



1/48 Belgravia Av MONT ALBERT NORTH 3129 Agent Comments
(REI/VG)

3 2 2

Price: \$1,400,000

Method: Private Sale

Date: 08/05/2023

Property Type: Unit

Land Size: 350 sqm approx

2/45 Rostrevor Pde MONT ALBERT NORTH 3129 (VG) Agent Comments

3 - -

Price: \$1,300,000

Method: Sale

Date: 08/06/2023

Property Type: Strata Unit/Flat



2 Scarborough Sq MONT ALBERT NORTH 3129 (REI/VG) Agent Comments

3 2 1

Price: \$1,299,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)

Land Size: 238 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017