

# 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

1/416 Belmore Road, Mont Albert North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,500,000 Property Type Townhouse Suburb Mont Albert North

Period - From 09/11/2022 to 08/11/2023 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	1/478 Belmore Rd MONT ALBERT NORTH 3129	\$1,270,000	29/10/2023
2	5/45 Orchard Cr MONT ALBERT NORTH 3129	\$1,095,000	22/08/2023
3	457 Belmore Rd MONT ALBERT NORTH 3129	\$1,085,000	08/07/2023

**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:

09/11/2023 15:48



 4   
  2   
  2

**Rooms:** 7

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Townhouse Price**

09/11/2022 - 08/11/2023: \$1,500,000

## Comparable Properties



**1/478 Belmore Rd MONT ALBERT NORTH  
3129 (REI)**

Agent Comments

 4   
  2   
  2

**Price:** \$1,270,000

**Method:** Auction Sale

**Date:** 29/10/2023

**Property Type:** Townhouse (Res)

**5/45 Orchard Cr MONT ALBERT NORTH 3129  
(VG)**

Agent Comments

 4   
  -   
  -

**Price:** \$1,095,000

**Method:** Sale

**Date:** 22/08/2023

**Property Type:** Strata Unit/Villa Unit/Townhouse  
- Single OYO Unit



**457 Belmore Rd MONT ALBERT NORTH 3129  
(REI/VG)**

Agent Comments

 3   
  2   
  3

**Price:** \$1,085,000

**Method:** Auction Sale

**Date:** 08/07/2023

**Property Type:** House

**Land Size:** 262 sqm approx

Account - Jellis Craig | P: 98305966