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										
Range betwee	\$1,100,000		&		\$1,200,000					
Median sale price										
Median price	\$1,500,000	Pro	operty Type	Том	nhouse		Suburb	Mont Albert North		
Period - From	09/11/2022	to	08/11/2023		So	urce	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.

Add	dress 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









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)



Price: \$1,270,000 Method: Auction Sale Date: 29/10/2023 Property Type: Townhouse (Res)

5/45 Orchard Cr MONT ALBERT NORTH 3129 Agent Comments

Agent Comments

(VG)



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 Agent Comments (REI/VG)



Price: \$1,085,000 Method: Auction Sale Date: 08/07/2023 Property Type: House Land Size: 262 sqm approx

Account - Jellis Craig | P: 98305966



propertydata

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