

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

2/13 SUTTON PARADE MONT ALBERT NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,380,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,245,000

Property type

Unit

Suburb

Mont Albert North

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

1/452 BELMORE ROAD MONT ALBERT NORTH VIC 3129	\$1,685,000	23-Sep-23
3/56 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129	\$1,450,000	21-Jul-23
1/48 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129	\$1,400,000	09-May-23

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 6 months.~~

This Statement of Information was prepared on: 29 May 2024

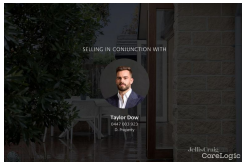


**1/452 BELMORE ROAD MONT
ALBERT NORTH VIC 3129**

3 3 2

Sold Price **\$1,685,000** Sold Date **23-Sep-23**

Distance **1.12km**



**3/56 BELGRAVIA AVENUE MONT
ALBERT NORTH VIC 3129**

3 2 2

Sold Price **\$1,450,000** Sold Date **21-Jul-23**

Distance **1.26km**



**1/48 BELGRAVIA AVENUE MONT
ALBERT NORTH VIC 3129**

2 2 2

Sold Price **\$1,400,000** Sold Date **09-May-23**

Distance **1.19km**

RS = Recent sale UN = Undisclosed Sale

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