

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 2/396 Belmore Road, Mont Albert North Vic 3129

Indicative selling price

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

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

Median sale price

Median price \$1,380,000 Property Type Unit Suburb Mont Albert North

Period - From 01/04/2023 to 31/03/2024 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	1/22 Belgravia Av MONT ALBERT NORTH 3129	\$1,200,000	27/10/2023
2	2/33 Evelina St MONT ALBERT NORTH 3129	\$1,170,000	12/04/2024
3	3/45 Orchard Cr MONT ALBERT NORTH 3129	\$1,123,500	17/11/2023

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: 15/04/2024 10:46



3 2 2

Property Type: Unit
Land Size: 439 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
Year ending March 2024: \$1,380,000

Comparable Properties

1/22 Belgravia Av MONT ALBERT NORTH 3129 Agent Comments
(VG)

3 - -

Price: \$1,200,000
Method: Sale
Date: 27/10/2023
Property Type: Flat/Unit/Apartment (Res)



2/33 Evelina St MONT ALBERT NORTH 3129 Agent Comments
(REI)

3 2 2

Price: \$1,170,000
Method: Sold Before Auction
Date: 12/04/2024
Property Type: Unit



3/45 Orchard Cr MONT ALBERT NORTH 3129 Agent Comments
(REI/VG)

3 2 2

Price: \$1,123,500
Method: Private Sale
Date: 17/11/2023
Property Type: Townhouse (Single)
Land Size: 198 sqm approx

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