

# 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

2/436 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 \$650,000 & \$700,000

### Median sale price

Median price \$1,305,000 Property Type Unit Suburb Mont Albert North

Period - From 01/01/2023 to 31/03/2023 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	7/797 Elgar Rd DONCASTER 3108	\$700,000	15/03/2023
2	2/52 Medway St BOX HILL NORTH 3129	\$690,000	28/02/2023
3	1/360 Belmore Rd BALWYN 3103	\$647,247	23/01/2023

**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:

29/06/2023 09:33



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**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 158 sqm approx

**Agent Comments**

5 units on the block Built around 1970, Body Corp fee \$1873 per year & Council Rate \$1325 per year

**Indicative Selling Price**

\$650,000 - \$700,000

**Median Unit Price**

March quarter 2023: \$1,305,000

## Comparable Properties



7/797 Elgar Rd DONCASTER 3108 (REI/VG)

**Agent Comments**

2   1   2

**Price:** \$700,000  
**Method:** Sold Before Auction  
**Date:** 15/03/2023  
**Property Type:** Unit



2/52 Medway St BOX HILL NORTH 3129 (VG)

**Agent Comments**

2   -   -

**Price:** \$690,000  
**Method:** Sale  
**Date:** 28/02/2023  
**Property Type:** Flat/Unit/Apartment (Res)



1/360 Belmore Rd BALWYN 3103 (VG)

**Agent Comments**

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**Price:** \$647,247  
**Method:** Sale  
**Date:** 23/01/2023  
**Property Type:** Flat/Unit/Apartment (Res)

**Account** - The One Real Estate (AU) | P: 03 7007 5707