

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

3/482-484 BELMORE ROAD 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,245,000

Property type

Unit

Suburb

Mont Albert North

Period-from

27 Nov 2023

to

27 May 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

Address of comparable property	Price	Date of sale
2/11 WIMMERA STREET BOX HILL NORTH VIC 3129	\$905,000	21-May-24

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: 27 May 2024



**2/11 WIMMERA STREET BOX HILL
NORTH VIC 3129**

Sold Price ^{RS} **\$905,000** ^{UN} Sold Date **21-May-24**

3 1 1

Distance **1.14km**

RS = Recent sale **UN** = Undisclosed Sale

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