

# 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 449 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 \$2,750,000 & \$3,000,000

### Median sale price

Median price \$1,619,000 Property Type House Suburb Mont Albert North

Period - From 01/04/2023 to 30/06/2023 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	2 Cumberland Av BALWYN NORTH 3104	\$3,100,000	11/07/2023
2	344 Union Rd BALWYN 3103	\$2,788,000	20/07/2023
3	11 Mccoll Rd MONT ALBERT NORTH 3129	\$2,685,000	03/07/2023

**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: 12/09/2023 13:26



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**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,750,000 - \$3,000,000

**Median House Price**

June quarter 2023: \$1,619,000

## Comparable Properties



**2 Cumberland Av BALWYN NORTH 3104 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$3,100,000

**Method:** Private Sale

**Date:** 11/07/2023

**Property Type:** House (Res)

**Land Size:** 700 sqm approx



**344 Union Rd BALWYN 3103 (VG)**

Agent Comments

4   -   -

**Price:** \$2,788,000

**Method:** Sale

**Date:** 20/07/2023

**Property Type:** House (Res)

**Land Size:** 724 sqm approx



**11 Mccoll Rd MONT ALBERT NORTH 3129 (REI)**

Agent Comments

4   2   2

**Price:** \$2,685,000

**Method:** Sold Before Auction

**Date:** 03/07/2023

**Property Type:** House (Res)

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