## 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

45 Belgravia Avenue, Mont Albert North Vic 3129

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,500,000		&		\$2,700,000			
Median sale p	rice							
Median price	\$1,619,000	Pro	Property Type Ho		se		Suburb	Mont Albert North
Period - From	01/04/2023	to	30/06/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	18 Carrington St BALWYN NORTH 3104	\$2,705,000	10/06/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

28/09/2023 10:38







Property Type: House Land Size: 836 sqm approx Agent Comments Indicative Selling Price \$2,500,000 - \$2,700,000 Median House Price June quarter 2023: \$1,619,000

# **Comparable Properties**



18 Carrington St BALWYN NORTH 3104 (REI/VG)



Price: \$2,705,000 Method: Auction Sale Date: 10/06/2023 Property Type: House (Res) Land Size: 681 sqm approx Agent Comments

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.

#### Account - Marshall White | P: 03 9822 9999



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