## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

476 Belmore Road, Mont Albert North Vic 3129

#### Indicative selling price

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

Range between \$1,180,000	&	\$1,280,000
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### Median sale price

Median price	\$1,498,500	Pro	perty Type	House		Suburb	Mont Albert North
Period - From	01/01/2024	to	31/03/2024	9	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

Add	dress of comparable property	Price	Date of sale
1	130 Dorking Rd BOX HILL NORTH 3129	\$1,313,000	23/03/2024
2	5 Maude St BOX HILL NORTH 3129	\$1,310,000	13/04/2024
3	24 Arnott St MONT ALBERT NORTH 3129	\$1,200,000	08/03/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/04/2024 12:32







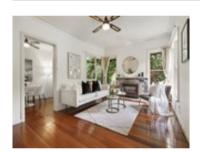


Property Type: House Land Size: 692 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,180,000 - \$1,280,000 **Median House Price** March quarter 2024: \$1,498,500

# Comparable Properties



130 Dorking Rd BOX HILL NORTH 3129 (REI)

Price: \$1,313,000 Method: Auction Sale Date: 23/03/2024

Property Type: House (Res) Land Size: 646 sqm approx

**Agent Comments** 



5 Maude St BOX HILL NORTH 3129 (REI)

Price: \$1,310,000 Method: Auction Sale Date: 13/04/2024

Property Type: House (Res) Land Size: 613 sqm approx

Agent Comments



24 Arnott St MONT ALBERT NORTH 3129 (REI) Agent Comments

**1** 3

Price: \$1,200,000 Method: Private Sale Date: 08/03/2024

Property Type: House (Res) Land Size: 626 sqm approx

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