

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 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

Median sale price

Median price \$1,498,500 Property Type House Suburb Mont Albert North

Period - From 01/01/2024 to 31/03/2024 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	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 comparable properties 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



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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) **Agent Comments**

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Price: \$1,313,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 646 sqm approx



5 Maude St BOX HILL NORTH 3129 (REI) **Agent Comments**

3 1 2

Price: \$1,310,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 613 sqm approx



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

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Price: \$1,200,000
Method: Private Sale
Date: 08/03/2024
Property Type: House (Res)
Land Size: 626 sqm approx

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