

Statement of Information for Residential Property

50 Belgravia Avenue, Mont Albert North Vic 3129

McGrath

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2 1 2

Rooms:
Property Type: House
Land Size: 1153

Agent Comments

Cherished by its owners for over 30 years, this spacious residence presents an excellent opportunity with scope for redevelopment (STCA). It's ideally set on a vast 1153sqm block close to Belmore Road shops, parks, Koonung Secondary College and buses.

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

Year ending December 2016: \$1,700,000

Comparable Properties



346 Doncaster Rd BALWYN NORTH 3104 (REI) Agent Comments

5 2 -

Price: \$1,749,000
Method: Auction Sale
Date: 22/10/2016
Rooms: -
Property Type: House (Res)
Land Size: 961 sqm



6 Leicester St BALWYN NORTH 3104 (REI) Agent Comments

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Price: \$1,670,000
Method: Auction Sale
Date: 18/03/2017
Rooms: -
Property Type: House
Land Size: 1042 sqm



306 Union Rd BALWYN 3103 (REI)

Agent Comments

4 1 4

Price: \$1,810,000
Method: Auction Sale
Date: 01/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 907 sqm

Account - McGrath | P: 03 9877 1277 | F: 03 9878 1613



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.