

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

3/58 Belgravia Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,350,000

&

\$1,485,000

Median sale price

Median price \$1,320,000

Property Type Townhouse

Suburb Mont Albert North

Period - From 08/06/2022

to

07/06/2023

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	1/58 Sweyn St BALWYN NORTH 3104	\$1,470,000	01/05/2023
2	2/37 Boondara Rd MONT ALBERT NORTH 3129	\$1,305,000	25/02/2023
3	1/1 Narallah Gr BOX HILL NORTH 3129	\$1,260,000	15/04/2023

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:

08/06/2023 14:02



 4  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,485,000

Median Townhouse Price

08/06/2022 - 07/06/2023: \$1,320,000

Comparable Properties



1/58 Sweyn St BALWYN NORTH 3104 (REI)

Agent Comments

 4  3  2

Price: \$1,470,000

Method: Private Sale

Date: 01/05/2023

Property Type: House (Res)

Land Size: 280 sqm approx



2/37 Boondara Rd MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,305,000

Method: Auction Sale

Date: 25/02/2023

Property Type: Townhouse (Res)

Land Size: 180.54 sqm approx



1/1 Narallah Gr BOX HILL NORTH 3129 (REI)

Agent Comments

 4  2  2

Price: \$1,260,000

Method: Auction Sale

Date: 15/04/2023

Property Type: Townhouse (Res)

Land Size: 313 sqm approx