

## 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 3/374 Belmore Road, Mont Albert North Vic 3129

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 &amp; \$760,000

**Median sale price**

Median price \$1,070,000 House Unit X Suburb Mont Albert North

Period - From 01/01/2018 to 31/12/2018 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	5/33 Zetland Rd MONT ALBERT 3127	\$737,000	08/11/2018
2	2/112a Severn St BOX HILL NORTH 3129	\$720,500	24/11/2018
3	2/32 Kenmare St MONT ALBERT 3127	\$700,000	28/12/2018

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.