

# 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

4/392 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 \$680,000 & \$748,000

### Median sale price

Median price \$1,418,000 Property Type Townhouse Suburb Mont Albert North

Period - From 02/05/2021 to 01/05/2022 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	3/362 Belmore Rd BALWYN 3103	\$745,000	30/04/2022
2	2/745 Elgar Rd DONCASTER 3108	\$735,000	29/04/2022
3	8/84 Thames St BOX HILL NORTH 3129	\$725,000	05/04/2022

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:

02/05/2022 16:57



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**Rooms:** 4  
**Property Type:** Townhouse  
(Single)  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$748,000  
**Median Townhouse Price**  
02/05/2021 - 01/05/2022: \$1,418,000

## Comparable Properties



**3/362 Belmore Rd BALWYN 3103 (REI)**

**Agent Comments**

2 2 -

**Price:** \$745,000  
**Method:** Auction Sale  
**Date:** 30/04/2022  
**Property Type:** Unit



**2/745 Elgar Rd DONCASTER 3108 (REI)**

**Agent Comments**

2 1 1

**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 29/04/2022  
**Property Type:** Townhouse (Res)



**8/84 Thames St BOX HILL NORTH 3129 (REI)**

**Agent Comments**

2 2 1

**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 05/04/2022  
**Property Type:** Townhouse (Single)