

# 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

1/46 Belgravia Avenue, 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

\$1,150,000

&

\$1,265,000

### Median sale price

Median price

\$1,180,000

Property Type

Unit

Suburb

Mont Albert North

Period - From

01/12/2020

to

30/11/2021

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	5/42 Bundoran Pde, Mont Albert North, Vic 3129, Australia	\$1,300,000	22/07/2021
2	3/14 Mitchell Rd MONT ALBERT NORTH 3129	\$1,301,000	13/11/2021
3	2 Mitchell Rd MONT ALBERT NORTH 3129	\$1,180,000	13/11/2021

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:

01/12/2021 10:25

1/46 Belgravia Avenue, Mont Albert North Vic 3129



**Ross-Hunt**  
real estate

Jeff Anderson

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**Indicative Selling Price**

\$1,150,000 - \$1,265,000

**Median Unit Price**

01/12/2020 - 30/11/2021: \$1,180,000



4 -

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**5/42 Bundoran Pde, Mont Albert North, Vic 3129, Australia (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,300,000

**Method:**

**Date:** 22/07/2021

**Property Type:** Townhouse (Single)



**3/14 Mitchell Rd MONT ALBERT NORTH 3129 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,301,000

**Method:** Auction Sale

**Date:** 13/11/2021

**Property Type:** Unit

**Land Size:** 362 sqm approx



**2 Mitchell Rd MONT ALBERT NORTH 3129 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 13/11/2021

**Property Type:** Townhouse (Res)

**Land Size:** 217 sqm approx

**Account - Ross-Hunt Surrey Hills** | P: (03) 9830 4044



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