

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

501 Belmore Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,692,500 Property Type House Suburb Mont Albert North

Period - From 08/03/2021 to 07/03/2022 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	81 Orchard Cr MONT ALBERT NORTH 3129	\$1,250,000	18/12/2021
2	36 Belgravia Av MONT ALBERT NORTH 3129	\$1,350,000	29/01/2022
3	5 Arnott St MONT ALBERT NORTH 3129	\$1,390,000	20/11/2021

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:

08/03/2022 17:39



3 1 2

Property Type:

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

08/03/2021 - 07/03/2022: \$1,692,500

Comparable Properties



81 Orchard Cr MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 2 1

Price: \$1,250,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)



36 Belgravia Av MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 2 1

Price: \$1,350,000

Method: Auction Sale

Date: 29/01/2022

Property Type: House (Res)

Land Size: 641 sqm approx



5 Arnott St MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

2 1 1

Price: \$1,390,000

Method: Auction Sale

Date: 20/11/2021

Property Type: House (Res)

Land Size: 586 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017