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

10 Black Street, Mont Albert Vic 3127

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,300,000		&		\$2,450,000			
Median sale p	rice							
Median price	\$2,685,500	Pro	operty Type	Hou	ISE		Suburb	Mont Albert
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	63 Strabane Av MONT ALBERT NORTH 3129	\$2,300,000	19/02/2022
2	5 Balmoral Cr SURREY HILLS 3127	\$2,390,000	28/10/2021
3	15 Pembroke St SURREY HILLS 3127	\$2,405,000	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:

21/03/2022 14:38







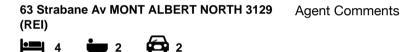


Property Type: House (Res) **Land Size:** 753 sqm approx Agent Comments Indicative Selling Price \$2,300,000 - \$2,450,000 Median House Price December quarter 2021: \$2,685,500

Comparable Properties







Price: \$2,300,000 Method: Auction Sale Date: 19/02/2022 Property Type: House (Res) Land Size: 1169 sqm approx

5 Balmoral Cr SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$2,390,000 Method: Private Sale Date: 28/10/2021 Property Type: House Land Size: 1395 sqm approx



15 Pembroke St SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$2,405,000 Method: Auction Sale Date: 20/11/2021 Property Type: House (Res) Land Size: 664 sqm approx

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





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