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

2/50 Belgravia Avenue, Mont Albert North Vic 3129

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$2,000,000		&		\$2,100,000			
Median sale price								
Median price	\$1,660,000	Pro	operty Type	Hou	se		Suburb	Mont Albert North
Period - From	01/07/2023	to	30/06/2024	ļ	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.

Ado	dress of comparable property	Price	Date of sale
1	1a Morrison Ct MONT ALBERT NORTH 3129	\$2,030,000	24/08/2024
2	304a Belmore Rd BALWYN 3103	\$2,333,000	13/08/2024
3	12 Clifton St BALWYN NORTH 3104	\$2,180,000	09/08/2024

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:

29/09/2024 11:12





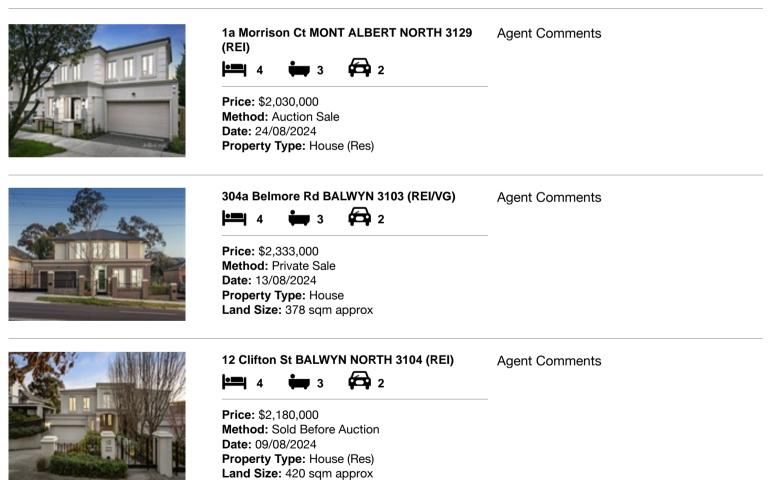




Property Type: House Agent Comments

Indicative Selling Price \$2,000,000 - \$2,100,000 Median House Price Year ending June 2024: \$1,660,000

Comparable Properties



Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481

propertydata



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