

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 consumer.vic.gov.au/underquoting

Range between

\$2,000,000

 &

\$2,100,000

Median sale price

Median price

\$1,660,000

 Property Type

House

 Suburb

Mont Albert North

Period - From

01/07/2023

 to

30/06/2024

 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	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



4 4 2

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



1a Morrison Ct MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$2,030,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)



304a Belmore Rd BALWYN 3103 (REI/VG)

Agent Comments

4 3 2

Price: \$2,333,000
Method: Private Sale
Date: 13/08/2024
Property Type: House
Land Size: 378 sqm approx



12 Clifton St BALWYN NORTH 3104 (REI)

Agent Comments

4 3 2

Price: \$2,180,000
Method: Sold Before Auction
Date: 09/08/2024
Property Type: House (Res)
Land Size: 420 sqm approx

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