

## 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

1/408 Belmore Road 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,149,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,090,590

Property type

Unit

Suburb

Mont Albert North

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

### 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 6 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

3/14 Mitchell Road Mont Albert North VIC 3129	\$1,301,000	13-Nov-21
4/14 Mitchell Road Mont Albert North VIC 3129	\$1,226,000	22-May-21
2/23 Mitchell Road Mont Albert North VIC 3129	\$1,210,000	27-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 21 December 2021



3/14 Mitchell Road Mont Albert  
North VIC 3129

Sold Price **\$1,301,000** Sold Date **13-Nov-21**

 3       2       2

Distance 0.59km



4/14 Mitchell Road Mont Albert  
North VIC 3129

Sold Price **\$1,226,000** Sold Date **22-May-21**

 3       2       2

Distance 0.59km



2/23 Mitchell Road Mont Albert  
North VIC 3129

Sold Price **\$1,210,000** Sold Date **27-Sep-21**

 3       2       2

Distance 0.54km

RS = Recent sale

UN = Undisclosed Sale

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