

## 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

7/463 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

\$639,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,024,500

Property type

Unit

Suburb

Mont Albert North

Period-from

01 Oct 2020

to

30 Sep 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 3/900 Station Street Box Hill North VIC 3129   | \$688,100 | 30-Aug-21 |
| 11/33-39 Hopetoun Parade Box Hill VIC 3128     | \$690,000 | 16-Oct-20 |
| 7/92-94 Victoria Crescent Mont Albert VIC 3127 | \$695,000 | 17-May-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.~~

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**3/900 Station Street Box Hill North VIC 3129**

2 1 1

<sup>RS</sup> **\$688,100** Sold Date **30-Aug-21**

Distance **1.49km**



**11/33-39 Hopetoun Parade Box Hill VIC 3128**

2 1 1

**\$690,000** Sold Date **16-Oct-20**

Distance **2.05km**



**7/92-94 Victoria Crescent Mont Albert VIC 3127**

3 1 2

Sold Price **\$695,000** Sold Date **17-May-21**

Distance **1.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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