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

5/463 Belmore Road, Mont Albert North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $634,999

Median sale price

Median price	$893,000	Property Type	Unit	Suburb	Mont Albert North
Period - From	04/08/2020	to 03/08/2021		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	2/6 Firth St DONCASTER 3108	$610,000	04/03/2021
2	2/68 Medway St BOX HILL NORTH 3129	$632,000	13/02/2021
3			

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: 04/08/2021 09:17

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🛏 **2** 🛁 **1** 🚗 **1**

Rooms: 3
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$634,999
Median Unit Price
04/08/2020 - 03/08/2021: $893,000

Comparable Properties

2/6 Firth St DONCASTER 3108 (REI/VG)

🛏 **2** 🛁 **1** 🚗 **2**

Price: $610,000
Method: Private Sale
Date: 04/03/2021
Property Type: Townhouse (Single)

Agent Comments

2/68 Medway St BOX HILL NORTH 3129 (REI/VG)

🛏 **2** 🛁 **1** 🚗 **1**

Price: $632,000
Method: Auction Sale
Date: 13/02/2021
Property Type: Townhouse (Res)
Land Size: 131 sqm approx

Agent Comments

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.

Account - Philip Webb