## 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

449 Belmore Road, Mont Albert North Vic 3129

#### Indicative selling price

For the meaning	of this price see	e consumer.vic	.gov.au	ı/underquo	ting		
Range betweer	\$2,600,000	&	&		\$2,800,000		
Median sale p	rice	_	_				
Median price	\$1,625,000	Property Ty	be Hou	use	S	Suburb	Mont Albert North
Period - From	01/01/2021	to 31/12/20	)21	Sc	ource	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 sixmonths 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		
3		

#### OR

**B**<sup>\*</sup> 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:

21/01/2022 19:22









Rooms: 7 Property Type: House (Res) Land Size: 1270 sqm approx Agent Comments Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price Year ending December 2021: \$1,625,000

# **Comparable Properties**

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.

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