

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

18 A Belgravia Avenue, Mont Albert North

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$ 1,050,000

Median sale priceMedian price

\$1,320,000

Property type

UNIT

Suburb

Mont Albert North

Period - From

JULY 21

to

SEPT 21

Source

REIV

Comparable property sales

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 2/48 Orchard Crescent, Mont Albert North	\$ 1,023,000	8/05/21
2 2/11 Mitchell Road, Mont Albert North	\$ 955,000	15/05/21
3 9 Sewell Street, Mont Albert North	\$ 1,150,000	23/10/21

This Statement of Information was prepared on:

17/11/2021

Comparable properties



\$1,023,000

2/48 Orchard Crescent, Mont Albert North, Victoria

DATE: 8/05/21

PROPERTY TYPE: UNIT

 2  1
 2  sqm



\$955,000

2/11 Mitchell Road, Mont Albert North, Victoria

DATE: 15/05/21

PROPERTY TYPE: UNIT

 2  2
 2  sqm



\$1,150,000

9 Sewell Street, Mont Albert North, Victoria

DATE: 23/10/21

PROPERTY TYPE: UNIT

 3  2
 2  sqm x

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21 days on market



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