

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 Belgravia Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,248,888 House ☒ Unit ☐ Suburb Mont Albert North

Period - From 01/04/2018 to 31/03/2019 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	4 Carrigal St BALWYN 3103	\$1,450,000	23/02/2019
2	51 Sylvander St BALWYN NORTH 3104	\$1,415,000	26/03/2019
3	20 Viewhill Rd BALWYN NORTH 3104	\$1,400,200	30/03/2019

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.

1 Belgravia Avenue, Mont Albert North Vic 3129

Noel Jones

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending March 2019: \$1,248,888



4 2 2

Rooms:

Property Type: House

Land Size: 696.126 sqm approx

Agent Comments

Comparable Properties



4 Carrigal St BALWYN 3103 (REI)

Agent Comments

3 3 2

Price: \$1,450,000

Method: Private Sale

Date: 23/02/2019

Rooms: -

Property Type: House

Land Size: 725 sqm approx



51 Sylvander St BALWYN NORTH 3104 (REI)

Agent Comments

3 1 1

Price: \$1,415,000

Method: Private Sale

Date: 26/03/2019

Rooms: -

Property Type: House

Land Size: 627 sqm approx



20 Viewhill Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,400,200

Method: Auction Sale

Date: 30/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 619 sqm approx