

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

41 Belgravia Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$1,635,000

Property Type House

Suburb Mont Albert North

Period - From 01/10/2021

to 31/12/2021

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	14 Orchard Cr MONT ALBERT NORTH 3129	\$1,885,000	12/08/2021
2	94 Kenmare St MONT ALBERT 3127	\$1,710,000	17/12/2021
3	2 Cairo Rd MONT ALBERT NORTH 3129	\$1,645,000	03/11/2021

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:

08/02/2022 14:23



4 2 2

Property Type: House
Land Size: 925.9 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
December quarter 2021: \$1,635,000

Comparable Properties



14 Orchard Cr MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

4 2 2

Price: \$1,885,000
Method: Private Sale
Date: 12/08/2021
Property Type: House
Land Size: 929 sqm approx



94 Kenmare St MONT ALBERT 3127 (REI)

Agent Comments

3 1 2

Price: \$1,710,000
Method: Private Sale
Date: 17/12/2021
Property Type: House



2 Cairo Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 1 2

Price: \$1,645,000
Method: Sold Before Auction
Date: 03/11/2021
Property Type: House (Res)
Land Size: 883 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017