

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

464 Belmore Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,408,000

Property Type

House

Suburb

Mont Albert North

Period - From

09/04/2019

to

08/04/2020

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	10 Valda Av MONT ALBERT NORTH 3129	\$1,254,000	07/12/2019
2	60 Valda Av MONT ALBERT NORTH 3129	\$1,215,000	16/11/2019
3	44 Valda Av MONT ALBERT NORTH 3129		27/03/2020

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:

09/04/2020 10:38



2 1 1

Property Type: House (Res)

Land Size: 734 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

09/04/2019 - 08/04/2020: \$1,408,000

Comparable Properties



10 Valda Av MONT ALBERT NORTH 3129 (REI) Agent Comments

3 1 1

Price: \$1,254,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)



60 Valda Av MONT ALBERT NORTH 3129 (REI) Agent Comments

3 1 2

Price: \$1,215,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 587 sqm approx



44 Valda Av MONT ALBERT NORTH 3129 (REI) Agent Comments

3 2 2

Price:

Method: Private Sale

Date: 27/03/2020

Rooms: 6

Property Type: House

Land Size: 616 sqm approx