## 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 betweer	\$1,150,000		&		\$1,250,000				
Median sale price									
Median price	\$1,408,000	Pro	Property Type Hous		se		Suburb	Mont Albert North	
Period - From	09/04/2019	to	08/04/2020		So	urce	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.

Ade	dress 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









**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



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



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



Price: Method: Private Sale Date: 27/03/2020 Rooms: 6 Property Type: House Land Size: 616 sqm approx

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.