

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

53 Belgravia Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,480,000

Property Type House

Suburb Mont Albert North

Period - From 23/06/2020

to

22/06/2021

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	21C Belgravia Av MONT ALBERT NORTH 3129	\$2,100,000	24/04/2021
2	503 Belmore Rd MONT ALBERT NORTH 3129	\$2,450,000	10/04/2021
3	53 Trentwood Av BALWYN NORTH 3104	\$2,355,000	18/01/2021

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:

23/06/2021 10:11



4 2 2

Property Type: House
Land Size: 716 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
23/06/2020 - 22/06/2021: \$1,480,000

Comparable Properties



21C Belgravia Av MONT ALBERT NORTH 3129 **Agent Comments**
(REI)

4 3 2

Price: \$2,100,000
Method: Auction Sale
Date: 24/04/2021
Property Type: House (Res)
Land Size: 500 sqm approx



503 Belmore Rd MONT ALBERT NORTH 3129 **Agent Comments**
(REI/VG)

4 3 2

Price: \$2,450,000
Method: Auction Sale
Date: 10/04/2021
Property Type: House (Res)
Land Size: 590 sqm approx



53 Trentwood Av BALWYN NORTH 3104 **Agent Comments**
(REI/VG)

5 2 2

Price: \$2,355,000
Method: Private Sale
Date: 18/01/2021
Property Type: House
Land Size: 637 sqm approx