# 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	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,100,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$1,480,000	Pro	Property Type Hou		JSE		Suburb	Mont Albert North
Period - From	23/06/2020	to	22/06/2021		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.

Add	dress 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



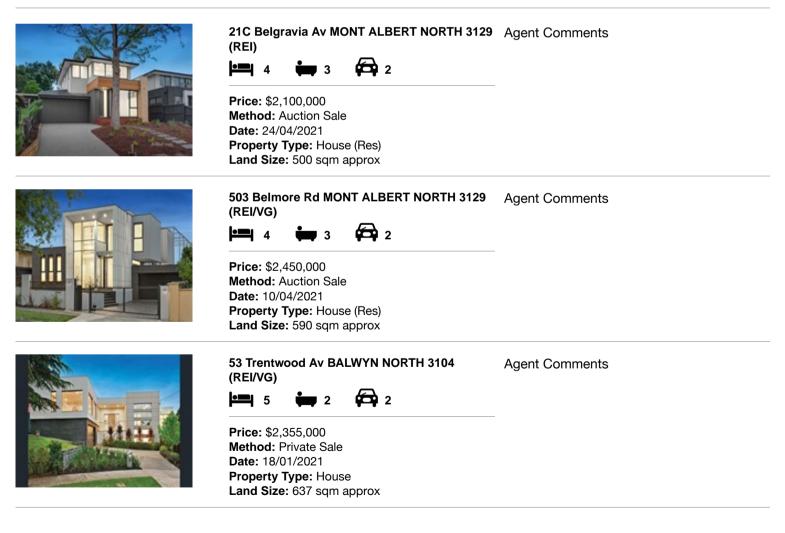






**Property Type:** House **Land Size:** 716 sqm approx Agent Comments Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price 23/06/2020 - 22/06/2021: \$1,480,000

# **Comparable Properties**



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.