

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

4/412 Belmore Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,253,000

Property Type Unit

Suburb Mont Albert North

Period - From 01/07/2021

to 30/06/2022

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	4/12 Francesca St MONT ALBERT NORTH 3129	\$1,480,000	21/04/2022
2	2/33 Greythorn Rd BALWYN NORTH 3104	\$1,465,000	05/03/2022
3	3/5 Eva Cr BOX HILL NORTH 3129	\$1,228,000	07/05/2022

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:

18/07/2022 12:12

4/412 Belmore Road, Mont Albert North Vic 3129



Jason Yu
03 9899 7888
0402 662 736
jason.yu@ihomesre.com.au



4 3 2

Rooms: 8
Property Type: Townhouse (Res)
Land Size: 236 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median Unit Price
Year ending June 2022: \$1,253,000

Comparable Properties



4/12 Francesca St MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

4 3 2

Price: \$1,480,000
Method: Sold Before Auction
Date: 21/04/2022
Property Type: Townhouse (Res)
Land Size: 326 sqm approx



2/33 Greythorn Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 2

Price: \$1,465,000
Method: Auction Sale
Date: 05/03/2022
Property Type: Townhouse (Res)



3/5 Eva Cr BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,228,000
Method: Auction Sale
Date: 07/05/2022
Property Type: Townhouse (Res)
Land Size: 239 sqm approx

Account - iHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822



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