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	6/463 Belmore Road, Mont Albert North Vic 3129

Indicative selling price

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

Single price $599,000

Median sale price

Median price $1,253,500 Property Type Unit Suburb Mont Albert North

Period - From 06/05/2021 to 05/05/2022 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	213/65 Stables Cirt DONCASTER 3108	$608,888	29/04/2022
2	2/54 Tyne St BOX HILL NORTH 3129	$575,000	30/04/2022
3			

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: 06/05/2022 09:18

6/463 Belmore Road, Mont Albert North Vic 3129



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$599,000
Median Unit Price
06/05/2021 - 05/05/2022: $1,253,500

Comparable Properties



213/65 Stables Cirt DONCASTER 3108 (REI)

2 2 1

Price: $608,888
Method: Private Sale
Date: 29/04/2022
Property Type: Apartment

Agent Comments



2/54 Tyne St BOX HILL NORTH 3129 (REI)

2 1 1

Price: $575,000
Method: Auction Sale
Date: 30/04/2022
Property Type: Unit

Agent Comments

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.

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

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