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	5/378 Belmore Road, Mont Albert North Vic 3129

Indicative selling price

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

Single price	$1,090,000

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	2/40 Dunloe Av MONT ALBERT NORTH 3129	$1,190,000	02/04/2022
2	3/18 Orchard Cr MONT ALBERT NORTH 3129	$1,135,000	28/04/2022
3	3/382 Belmore Rd MONT ALBERT NORTH 3129	$978,000	01/06/2022

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 14:21

5/378 Belmore Road, Mont Albert North Vic 3129



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,090,000
Median Unit Price
Year ending June 2022: $1,253,000

Comparable Properties



2/40 Dunloe Av MONT ALBERT NORTH 3129 (REI/VG)

3 2 2

Price: $1,190,000
Method: Auction Sale
Date: 02/04/2022
Property Type: Unit

Agent Comments



3/18 Orchard Cr MONT ALBERT NORTH 3129 (REI/VG)

3 1 2

Price: $1,135,000
Method: Sold Before Auction
Date: 28/04/2022
Property Type: Unit

Agent Comments



3/382 Belmore Rd MONT ALBERT NORTH 3129 (REI)

3 1 2

Price: $978,000
Method: Sold Before Auction
Date: 01/06/2022
Property Type: Unit
Land Size: 326 sqm approx

Agent Comments

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

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