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	50 Valda Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Single price $1,249,000

Median sale price

Median price $1,615,500 Property Type House Suburb Mont Albert North

Period - From 28/10/2023 to 27/10/2024 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	31 Lincoln Av MONT ALBERT NORTH 3129	$1,245,000	21/09/2024
2	595 Elgar Rd MONT ALBERT NORTH 3129	$1,280,000	03/07/2024
3	34 Valda Av MONT ALBERT NORTH 3129	$1,345,000	23/05/2024

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: 28/10/2024 11:17

50 Valda Avenue, Mont Albert North Vic 3129



3 2 2

Property Type:
Land Size: 581 sqm approx

Agent Comments

Indicative Selling Price
$1,249,000
Median House Price
28/10/2023 - 27/10/2024: $1,615,500

Comparable Properties



31 Lincoln Av MONT ALBERT NORTH 3129 (REI)

3 1 3

Price: $1,245,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments



595 Elgar Rd MONT ALBERT NORTH 3129 (REI)

4 2 5

Price: $1,280,000
Method: Private Sale
Date: 03/07/2024
Property Type: House
Land Size: 585 sqm approx

Agent Comments



34 Valda Av MONT ALBERT NORTH 3129 (REI/VG)

3 1 2

Price: $1,345,000
Method: Private Sale
Date: 23/05/2024
Property Type: House
Land Size: 580 sqm approx

Agent Comments

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

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