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<br>Including suburb and postcode | 491 Belmore Road, Mont Albert North Vic 3129 |

## Indicative selling price

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

Single price $1,390,000

## Median sale price

Median price $1,660,000 Property Type House Suburb Mont Albert North

Period - From 01/07/2023 to 30/06/2024 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 | 14 Arnott St MONT ALBERT NORTH 3129 | $1,395,000 | 27/06/2024 |
| 2 | 29 Lincoln Av MONT ALBERT NORTH 3129 | $1,400,000 | 17/05/2024 |
| 3 | 476 Belmore Rd MONT ALBERT NORTH 3129 | $1,316,000 | 04/05/2024 |

**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: 09/09/2024 09:24

# 491 Belmore Road, Mont Albert North Vic 3129

Nelson Alexander



4 2 2

**Property Type:** House (Res)
**Land Size:** 746 sqm approx

Agent Comments

**Indicative Selling Price**
$1,390,000
**Median House Price**
Year ending June 2024: $1,660,000

## Comparable Properties



**14 Arnott St MONT ALBERT NORTH 3129 (REI)**

3 1 -

**Price:** $1,395,000
**Method:** Private Sale
**Date:** 27/06/2024
**Property Type:** House (Res)
**Land Size:** 631 sqm approx

Agent Comments



**29 Lincoln Av MONT ALBERT NORTH 3129 (REI/VG)**

3 1 2

**Price:** $1,400,000
**Method:** Private Sale
**Date:** 17/05/2024
**Property Type:** House
**Land Size:** 589 sqm approx

Agent Comments



**476 Belmore Rd MONT ALBERT NORTH 3129 (REI/VG)**

3 1 2

**Price:** $1,316,000
**Method:** Auction Sale
**Date:** 04/05/2024
**Property Type:** House (Res)
**Land Size:** 692 sqm approx

Agent Comments

**Account** - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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