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	421 Belmore Road, Mont Albert North, VIC 3129

Indicative selling price

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

Single price		or range between	$1,900,000	&	$2,020,000

Median sale price

Median price	$ 1,660,000	Property type	House	Suburb	MONT ALBERT NORTH
Period - From	02/09/2023	to	01/09/2024	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	22 Tyrrell Street Mont Albert North Vic 3129	$1,860,000	2024-05-25
2	7 Lightfoot Street Mont Albert Vic 3127	$2,050,000	2024-08-31
3	10 Francesca Street Mont Albert North Vic 3129	$1,880,000	2024-04-20

This Statement of Information was prepared on: 02/09/2024

CONSUMER AFFAIRS VICTORIA