

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

30 Mitchell Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between

\$1,450,000

&

\$1,595,000

Median sale price

Median price

\$1,125,000

Property Type

House

Suburb

Mont Albert North

Period - From

01/07/2020

to

30/09/2020

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	240 Union Rd SURREY HILLS 3127	\$1,600,888	27/07/2020
2	14 Yeneda St BALWYN NORTH 3104	\$1,500,000	18/08/2020
3	7 Citron Av BALWYN NORTH 3104	\$1,421,000	02/05/2020

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:

30/10/2020 12:22



3 2 2

Property Type: House
Land Size: 624 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,595,000
Median House Price
September quarter 2020: \$1,125,000

Comparable Properties



240 Union Rd SURREY HILLS 3127 (REI)

5 3 3

Price: \$1,600,888
Method: Private Sale
Date: 27/07/2020
Property Type: House
Land Size: 614 sqm approx

Agent Comments

Smaller block and on the busy main road, but bigger house.



14 Yeneda St BALWYN NORTH 3104 (REI/VG)

3 2 1

Price: \$1,500,000
Method: Private Sale
Date: 18/08/2020
Rooms: 6
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments

bigger block but location is not as good.



7 Citron Av BALWYN NORTH 3104 (REI/VG)

5 2 2

Price: \$1,421,000
Method: Sold Before Auction
Date: 02/05/2020
Property Type: House (Res)
Land Size: 775 sqm approx

Agent Comments

bigger block and bigger house but location is not as good.