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	30 Mitchell Road, Mont Albert North Vic 3129
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,450,000	&	\$1,595,000
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Median sale price

Median price	\$1,125,000	Pro	perty 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

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



Date of sale







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)

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.



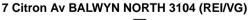
14 Yeneda St BALWYN NORTH 3104 (REI/VG)

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.







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.

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



