## 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

69 Orchard Crescent, Mont Albert North Vic 3129

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale pr	rice							
Median price	\$1,838,000	Pro	roperty Type Hous		se		Suburb	Mont Albert North
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	31 Cairo Rd MONT ALBERT NORTH 3129	\$1,660,000	22/03/2022
2	50 Hedderwick St BALWYN NORTH 3104	\$1,620,000	09/04/2022
3	17 Chessell St MONT ALBERT NORTH 3129	\$1,603,000	26/03/2022

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:

14/06/2022 16:10





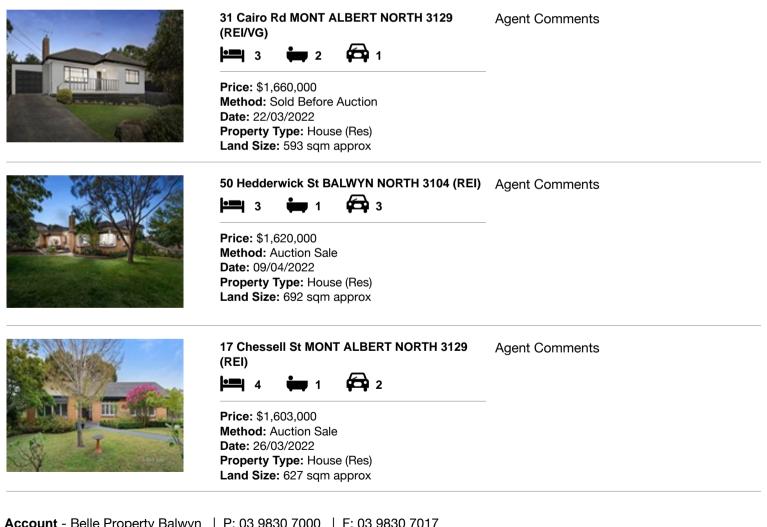




Property Type: House Land Size: 700 sqm approx Agent Comments

**Indicative Selling Price** \$1,500,000 - \$1,650,000 Median House Price March guarter 2022: \$1,838,000

# **Comparable Properties**



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





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