

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 consumer.vic.gov.au/underquoting

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,838,000 Property Type House Suburb Mont Albert North

Period - From 01/01/2022 to 31/03/2022 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 | 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



5 2 2

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

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

Comparable Properties



31 Cairo Rd MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

3 2 1

Price: \$1,660,000
Method: Sold Before Auction
Date: 22/03/2022
Property Type: House (Res)
Land Size: 593 sqm approx



50 Hedderwick St BALWYN NORTH 3104 (REI)

Agent Comments

3 1 3

Price: \$1,620,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)
Land Size: 692 sqm approx



17 Chessell St MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 1 2

Price: \$1,603,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 627 sqm approx

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