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





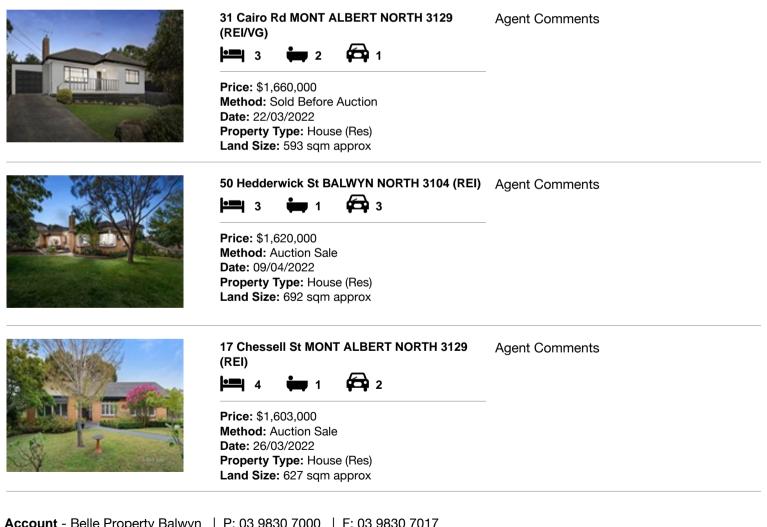




Property Type: House Land Size: 700 sqm approx Agent Comments

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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