

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

35 Evelina Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$1,720,000 Property Type House Suburb Mont Albert North

Period - From 01/08/2022 to 31/07/2023 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	20 Relowe Cr BALWYN 3103	\$2,829,000	06/05/2023
2	32 Cumberland Av BALWYN NORTH 3104	\$2,300,000	18/05/2023
3	13 Francesca St MONT ALBERT NORTH 3129	\$2,225,000	30/03/2023

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:

01/08/2023 13:15



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Property Type: House
Land Size: 1236 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000

Median House Price
01/08/2022 - 31/07/2023: \$1,720,000

Comparable Properties



20 Relowe Cr BALWYN 3103 (REI)

Agent Comments

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Price: \$2,829,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)



32 Cumberland Av BALWYN NORTH 3104 (REI)

Agent Comments

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Price: \$2,300,000
Method: Private Sale
Date: 18/05/2023
Property Type: House
Land Size: 1117 sqm approx



13 Francesca St MONT ALBERT NORTH 3129 (VG)

Agent Comments

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Price: \$2,225,000
Method: Sale
Date: 30/03/2023
Property Type: Development Site (Res)
Land Size: 1301 sqm approx