

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Date of sale

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	Pro	perty	offered	for sal	е
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Address	11 Orchard Crescent, 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	\$1,050,000	&	\$1,155,000

Median sale price

Median price	\$1,455,000	Hou	ise X	Unit			Suburb	Mont Albert North
Period - From	01/04/2018	to	30/06/2018		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

	are of the parameter property			
1	21 Chessell St MONT ALBERT NORTH 3129	\$1,170,000	08/09/2018	
2	27 Williamson Rd MONT ALBERT NORTH 3129	\$1,100,000	01/09/2018	
3	7 Morris Av MONT ALBERT NORTH 3129	\$1,100,000	21/07/2018	

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.

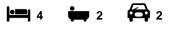
Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997











Rooms:

Property Type: House (Res) **Land Size:** 610 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,155,000 Median House Price June guarter 2018: \$1,455,000

Comparable Properties



21 Chessell St MONT ALBERT NORTH 3129

(REI)

3 1

— 2



Price: \$1,170,000 **Method:** Auction Sale **Date:** 08/09/2018

Rooms: 6

Property Type: House (Res)

Agent Comments

Bigger Land of 719 sqm



27 Williamson Rd MONT ALBERT NORTH 3129 Agent Comments

(REI)

-







Price: \$1,100,000 **Method:** Auction Sale **Date:** 01/09/2018

Rooms: -

Property Type: House (Res) **Land Size:** 670 sqm approx



7 Morris Av MONT ALBERT NORTH 3129 (REI) Agent Comments

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Price: \$1,100,000 **Method:** Auction Sale **Date:** 21/07/2018 **Rooms:** 5

Property Type: House (Res) Land Size: 594 sqm approx

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