

## 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

11 Orchard Crescent, Mont Albert North Vic 3129

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,050,000

&

\$1,155,000

#### Median sale price

Median price

\$1,455,000

House

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	Price	Date of sale
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.



4 2 2

**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 quarter 2018: \$1,455,000

## Comparable Properties



**21 Chessell St MONT ALBERT NORTH 3129 (REI)**

**Agent Comments**

Bigger Land of 719 sqm

3 2 2

**Price:** \$1,170,000  
**Method:** Auction Sale  
**Date:** 08/09/2018  
**Rooms:** 6  
**Property Type:** House (Res)



**27 Williamson Rd MONT ALBERT NORTH 3129 (REI)** **Agent Comments**

4 1 2

**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**

3 1 1

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 21/07/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 594 sqm approx