

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

30 Mitchell Road, Mont Albert North Vic 3129

Indicative selling price

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

Single price

\$1,650,000

Median sale price

Median price

\$1,222,900

Property Type

House

Suburb

Mont Albert North

Period - From

01/10/2018

to

30/09/2019

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	30 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,691,000	26/10/2019
2	10 Serpentine St MONT ALBERT 3127	\$1,620,000	27/06/2019
3	1 Belgravia Av MONT ALBERT NORTH 3129	\$1,596,000	29/06/2019

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:

28/10/2019 14:48



3
 2
 2

Rooms: 5
Property Type: House
Land Size: 624 sqm approx

Agent Comments

Boasting a premium 624 sqm approx corner position in a coveted pocket, this lovely home invites magnificent scope. Stylish open plan, light filled spaces with luxurious, modern finishes, large lounge and dining room, stone kitchen, wraparound deck, spa and gardens. Three bedrooms, master with ensuite, bathroom with spa, separate studio/office/gym/retreat.

Indicative Selling Price
\$1,650,000

Median House Price
Year ending September 2019: \$1,222,900

Comparable Properties



30 Rostrevor Pde MONT ALBERT NORTH 3129 (REI)

Agent Comments

4
 2
 2

slightly bigger home.

Price: \$1,691,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 631 sqm approx



10 Serpentine St MONT ALBERT 3127 (REI)

Agent Comments

3
 1
 2

743sqm Bigger block but the house is pretty run down.

Price: \$1,620,000
Method: Private Sale
Date: 27/06/2019
Rooms: 5
Property Type: House



1 Belgravia Av MONT ALBERT NORTH 3129 (REI)

Agent Comments

4
 2
 -

the location is not as good. but the house is slight bigger.

Price: \$1,596,000
Method: Auction Sale
Date: 29/06/2019
Property Type: House
Land Size: 697 sqm approx