

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 KENMARE STREET MONT ALBERT NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,100,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,575,250

Property type

House

Suburb

Mont Albert North

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

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 6 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

20 ROSTREVOR PARADE MONT ALBERT NORTH VIC 3129	\$2,210,000	06-Nov-21
60 DUNLOE AVENUE MONT ALBERT NORTH VIC 3129	\$2,280,000	04-Dec-21
31 BOX HILL CRESCENT MONT ALBERT NORTH VIC 3129	\$2,100,000	02-Feb-22

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 6 months.~~

This Statement of Information was prepared on: 01 April 2022



**20 ROSTREVOR PARADE MONT
ALBERT NORTH VIC 3129**

 3  2  -

Sold Price **\$2,210,000** Sold Date **06-Nov-21**

Distance **0.11km**



**60 DUNLOE AVENUE MONT
ALBERT NORTH VIC 3129**

 2  2  2

Sold Price ^{RS} **\$2,280,000** ^{UN} Sold Date **04-Dec-21**

Distance **0.34km**



**31 BOX HILL CRESCENT MONT
ALBERT NORTH VIC 3129**

 5  2  1

Sold Price **\$2,100,000** Sold Date **02-Feb-22**

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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