## 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

6 Morris Avenue, Mont Albert North Vic 3129

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,250,000		&		\$1,375,000			
Median sale pi	rice							
Median price	\$1,590,000	Pro	operty Type	Hou	se		Suburb	Mont Albert North
Period - From	19/01/2021	to	18/01/2022		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	108 Shannon St BOX HILL NORTH 3129	\$1,250,000	27/11/2021
2	53 Eram Rd BOX HILL NORTH 3129	\$1,290,000	13/11/2021
3	20 Melrose St MONT ALBERT NORTH 3129	\$1,396,000	13/12/2021

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:

19/01/2022 17:46



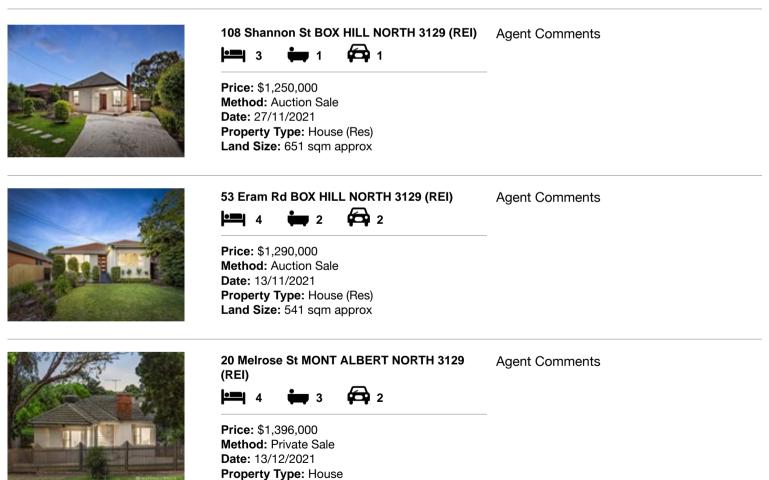






**Property Type:** House (Res) **Land Size:** 600 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,375,000 Median House Price 19/01/2021 - 18/01/2022: \$1,590,000

# **Comparable Properties**



#### Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



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