

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 consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,590,000

Property Type House

Suburb Mont Albert North

Period - From 19/01/2021

to

18/01/2022

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	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



4 2 2

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



108 Shannon St BOX HILL NORTH 3129 (REI)

Agent Comments

3 1 1

Price: \$1,250,000

Method: Auction Sale

Date: 27/11/2021

Property Type: House (Res)

Land Size: 651 sqm approx



53 Eram Rd BOX HILL NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$1,290,000

Method: Auction Sale

Date: 13/11/2021

Property Type: House (Res)

Land Size: 541 sqm approx



20 Melrose St MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,396,000

Method: Private Sale

Date: 13/12/2021

Property Type: House

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