

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

1/62 Relowe Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Range between

\$1,550,000

&

\$1,700,000

Median sale price

Median price

\$1,325,100

Property Type

Townhouse

Suburb

Mont Albert North

Period - From

06/04/2021

to

05/04/2022

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	1a Lemon Rd BALWYN NORTH 3104	\$1,650,000	23/03/2022
2	2/65 Orchard Cr MONT ALBERT NORTH 3129	\$1,600,000	22/10/2021
3	2/54 Relowe Cr MONT ALBERT NORTH 3129	\$1,600,000	19/01/2022

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:

06/04/2022 13:47



Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,700,000
Median Townhouse Price
06/04/2021 - 05/04/2022: \$1,325,100

Comparable Properties



1a Lemon Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,650,000
Method: Private Sale
Date: 23/03/2022
Property Type: Townhouse (Single)
Land Size: 299 sqm approx



2/65 Orchard Cr MONT ALBERT NORTH 3129 (VG)

Agent Comments



Price: \$1,600,000
Method: Sale
Date: 22/10/2021
Property Type: Flat/Unit/Apartment (Res)



2/54 Relowe Cr MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 19/01/2022
Property Type: Townhouse (Single)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802