

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

10 Black Street, Mont Albert Vic 3127

Indicative selling price

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

Range between \$2,300,000

&

\$2,450,000

Median sale price

Median price \$2,685,500

Property Type House

Suburb Mont Albert

Period - From 01/10/2021

to 31/12/2021

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	63 Strabane Av MONT ALBERT NORTH 3129	\$2,300,000	19/02/2022
2	5 Balmoral Cr SURREY HILLS 3127	\$2,390,000	28/10/2021
3	15 Pembroke St SURREY HILLS 3127	\$2,405,000	20/11/2021

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:

21/03/2022 14:38



5 3 2

Property Type: House (Res)

Land Size: 753 sqm approx

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,450,000

Median House Price

December quarter 2021: \$2,685,500

Comparable Properties



63 Strabane Av MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$2,300,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 1169 sqm approx



5 Balmoral Cr SURREY HILLS 3127 (REI/VG)

Agent Comments

3 1 1

Price: \$2,390,000

Method: Private Sale

Date: 28/10/2021

Property Type: House

Land Size: 1395 sqm approx



15 Pembroke St SURREY HILLS 3127 (REI/VG)

Agent Comments

4 2 1

Price: \$2,405,000

Method: Auction Sale

Date: 20/11/2021

Property Type: House (Res)

Land Size: 664 sqm approx

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