

Jane Caulfield 9830 1644 0425 808 755 jane.caulfield@noeljones.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
--	-----	-------	---------	---------	---

Address	1/2 Courbrant Court, Mont Albert North Vic 3129
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000

Median sale price

Median price	\$1,405,000	Hou	ise X	Unit			Suburb	Mont Albert North
Period - From	01/04/2019	to	30/06/2019		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

	are on the same property		2000 01 0010
1	2/70 Relowe Cr MONT ALBERT NORTH 3129	\$1,060,000	22/06/2019
2	3/53 Orchard Cr MONT ALBERT NORTH 3129	\$1,030,000	01/06/2019
3	15 Malvern Rd MONT ALBERT NORTH 3129	\$1,020,000	16/03/2019

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.

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997





Price

Date of sale

Generated: 19/08/2019 12:32



Jane Caulfield 9830 1644 0425 808 755 jane.caulfield@noeljones.com.au

> Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price June quarter 2019: \$1,405,000





Rooms:

Property Type: House Agent Comments

Comparable Properties



2/70 Relowe Cr MONT ALBERT NORTH 3129

(REI)

= 3

— 2

2

Price: \$1,060,000 **Method:** Auction Sale **Date:** 22/06/2019

Rooms: 6

Property Type: Unit



3/53 Orchard Cr MONT ALBERT NORTH 3129

(REI)

4





Price: \$1,030,000 Method: Private Sale Date: 01/06/2019

Rooms: 7

Property Type: Townhouse (Single)



15 Malvern Rd MONT ALBERT NORTH 3129

(REI)

= 3



Price: \$1,020,000 **Method:** Auction Sale **Date:** 16/03/2019

Rooms: 5

Property Type: House (Res)

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 19/08/2019 12:32

Agent Comments

Agent Comments

Agent Comments