

## 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

3/29 Orchard Crescent Mont Albert North VIC 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$730,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Unit

Suburb

Mont Albert North

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

### 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 6 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

2/18 Orchard Crescent Mont Albert North VIC 3129	\$885,000	02-Aug-20
2/120 Severn Street Box Hill North VIC 3129	\$715,000	12-Nov-20
1/2 Barloa Road Mont Albert VIC 3127	\$700,000	24-Jun-20

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 6 months.~~

This Statement of Information was prepared on: 26 November 2020



**2/18 Orchard Crescent Mont Albert North VIC 3129**

Sold Price

**\$885,000**

Sold Date **02-Aug-20**

2 2 2

Distance **0.11km**



**2/120 Severn Street Box Hill North VIC 3129**

Sold Price

<sup>RS</sup> **\$715,000**

Sold Date **12-Nov-20**

2 1 2

Distance **1.86km**



**1/2 Barloa Road Mont Albert VIC 3127**

Sold Price

**\$700,000**

Sold Date **24-Jun-20**

2 1 1

Distance **1.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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