

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

24 Bundoran Parade, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$2,700,000 & \$2,970,000

Median sale price

Median price \$1,635,000 Property Type House Suburb Mont Albert North

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	22 Rostrevor Pde MONT ALBERT NORTH 3129	\$3,120,000	25/01/2022
2	24 Laing St MONT ALBERT 3127	\$2,900,000	19/02/2022
3	2 Cumberland Av BALWYN NORTH 3104	\$2,850,000	18/02/2022

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:

23/02/2022 09:55



5 2 2

Property Type: House
Land Size: 1160 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,970,000
Median House Price
December quarter 2021: \$1,635,000

Comparable Properties



22 Rostrevor Pde MONT ALBERT NORTH 3129 **Agent Comments**
(REI)

4 2 1

Price: \$3,120,000
Method: Private Sale
Date: 25/01/2022
Property Type: House
Land Size: 836 sqm approx



24 Laing St MONT ALBERT 3127 (REI) **Agent Comments**

4 2 2

Price: \$2,900,000
Method: Auction Sale
Date: 19/02/2022
Property Type: House (Res)
Land Size: 729 sqm approx



2 Cumberland Av BALWYN NORTH 3104 (REI) **Agent Comments**

4 2 2

Price: \$2,850,000
Method: Private Sale
Date: 18/02/2022
Property Type: House
Land Size: 714 sqm approx

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