

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

31 Cairo Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,824,000

Property Type

House

Suburb

Mont Albert North

Period - From

01/07/2021

to

30/09/2021

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	29 Williamson Rd MONT ALBERT NORTH 3129	\$1,527,000	15/12/2021
2	40 Williamson Rd MONT ALBERT NORTH 3129	\$1,516,000	18/12/2021
3	25 Tyrrell St MONT ALBERT NORTH 3129	\$1,510,000	12/12/2021

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:

13/01/2022 14:13



3 2 1

Property Type: House
Land Size: 593 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
September quarter 2021: \$1,824,000

Comparable Properties



29 Williamson Rd MONT ALBERT NORTH 3129 **Agent Comments**
(REI)

3 1 2

Price: \$1,527,000
Method: Sold Before Auction
Date: 15/12/2021
Rooms: 6
Property Type: House (Res)
Land Size: 675 sqm approx



40 Williamson Rd MONT ALBERT NORTH 3129 **Agent Comments**
(REI)

3 2 2

Price: \$1,516,000
Method: Auction Sale
Date: 18/12/2021
Property Type: House (Res)
Land Size: 579 sqm approx



25 Tyrrell St MONT ALBERT NORTH 3129 (REI) **Agent Comments**

4 1 2

Price: \$1,510,000
Method: Auction Sale
Date: 12/12/2021
Property Type: House (Res)
Land Size: 427 sqm approx

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