

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

34 Orchard Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,725,000 Property Type House Suburb Mont Albert North

Period - From 25/01/2022 to 24/01/2023 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	9 Orchard Cr MONT ALBERT NORTH 3129	\$1,800,000	10/12/2022
2	117 Winfield Rd BALWYN NORTH 3104	\$1,750,000	07/10/2022
3	13 Bundoran Pde MONT ALBERT NORTH 3129	\$1,615,000	30/07/2022

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:

25/01/2023 09:41



4 2 4

Property Type: House

Land Size: 838.335 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

25/01/2022 - 24/01/2023: \$1,725,000

Comparable Properties



9 Orchard Cr MONT ALBERT NORTH 3129 (REI)

Agent Comments

5 2 1

Price: \$1,800,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)

Land Size: 585 sqm approx



117 Winfield Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 3 2

Price: \$1,750,000

Method: Sold Before Auction

Date: 07/10/2022

Property Type: House (Res)

Land Size: 611 sqm approx



13 Bundoran Pde MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

4 2 2

Price: \$1,615,000

Method: Auction Sale

Date: 30/07/2022

Property Type: House (Res)

Land Size: 754 sqm approx

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