## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

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
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#### Median sale price

Median price	\$1,725,000	Pro	perty 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

Add	dress 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 comparableproperties 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
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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) **---** 5



Price: \$1,800,000 Method: Auction Sale Date: 10/12/2022

Property Type: House (Res) Land Size: 585 sqm approx

**Agent Comments** 



(REI/VG)





Price: \$1,750,000

Method: Sold Before Auction

Date: 07/10/2022

Property Type: House (Res) Land Size: 611 sqm approx

**Agent Comments** 



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







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





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