

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

40 Orchard Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$2,600,000 & \$2,860,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Mont Albert North

Period - From 01/04/2021 to 30/06/2021 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	53 Belgravia Av MONT ALBERT NORTH 3129	\$2,750,000	03/07/2021
2	8 Sutton Pde MONT ALBERT NORTH 3129	\$2,900,000	06/05/2021
3	127 Winfield Rd BALWYN NORTH 3104	\$2,930,000	12/08/2021

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:

07/09/2021 14:51



4 2 2

Property Type: House (Res)

Land Size: 976 sqm approx

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,860,000

Median House Price

June quarter 2021: \$1,600,000

Comparable Properties



53 Belgravia Av MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$2,750,000

Method: Auction Sale

Date: 03/07/2021

Property Type: House (Res)

Land Size: 716 sqm approx



8 Sutton Pde MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

5 4 2

Price: \$2,900,000

Method: Sold Before Auction

Date: 06/05/2021

Property Type: House (Res)

Land Size: 840 sqm approx



127 Winfield Rd BALWYN NORTH 3104 (REI)

Agent Comments

6 5 2

Price: \$2,930,000

Method: Sold Before Auction

Date: 12/08/2021

Property Type: House (Res)

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