## 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 betweer	\$2,600,000		&		\$2,860,000					
Median sale pr	rice									
Median price	\$1,600,000	Pro	Property Type Hous		se		Suburb	Mont Albert North		
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ad	dress 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



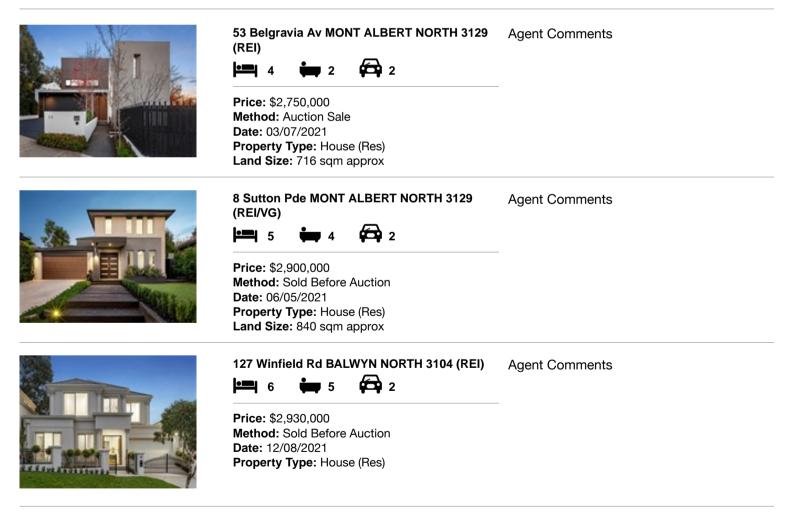






**Property Type:** House (Res) **Land Size:** 976 sqm approx Agent Comments Indicative Selling Price \$2,600,000 - \$2,860,000 Median House Price June quarter 2021: \$1,600,000

# **Comparable Properties**



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





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