

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

35 Orchard Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$2,350,000

&

\$2,500,000

Median sale price

Median price \$1,625,000

Property Type House

Suburb Mont Albert North

Period - From 01/01/2021

to 31/12/2021

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	18 Relowe Cr BALWYN 3103	\$2,310,000	13/12/2021
2	22 Fitzgerald St BALWYN 3103	\$2,280,000	04/12/2021
3	14 Orchard Cr MONT ALBERT NORTH 3129	\$1,885,000	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:

27/01/2022 12:02



 5  3  1

Property Type: House (Res)
Land Size: 1307 sqm approx
Agent Comments

Indicative Selling Price
 \$2,350,000 - \$2,500,000
Median House Price
 Year ending December 2021: \$1,625,000

Comparable Properties



18 Relowe Cr BALWYN 3103 (REI)

Agent Comments

 4  1  2

Price: \$2,310,000
Method: Private Sale
Date: 13/12/2021
Property Type: House
Land Size: 1238 sqm approx

22 Fitzgerald St BALWYN 3103 (REI)

Agent Comments

 4  2  -

Price: \$2,280,000
Method: Auction Sale
Date: 04/12/2021
Property Type: House (Res)



14 Orchard Cr MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,885,000
Method: Private Sale
Date: 12/08/2021
Property Type: House
Land Size: 929 sqm approx

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997