Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	35 Orchard Crescent, Mont Albert North Vic 3129
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,625,000	Pro	perty 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.

Ad	dress 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













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)





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

22 Fitzgerald St BALWYN 3103 (REI)





Price: \$2,280,000 Method: Auction Sale Date: 04/12/2021

Property Type: House (Res)

Agent Comments



14 Orchard Cr MONT ALBERT NORTH 3129

(REI/VG)





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

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





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