

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 7 Courbrant Court, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,805,000 Property Type House Suburb Mont Albert North

Period - From 01/10/2023 to 31/12/2023 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	Price	Date of sale
1	6 Kerry Pde MONT ALBERT NORTH 3129	\$1,660,000	20/12/2023
2	13 Arnott St MONT ALBERT NORTH 3129	\$1,601,000	30/01/2024
3	11 Arnott St MONT ALBERT NORTH 3129	\$1,550,000	02/02/2024

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: 19/03/2024 17:05

7 Courbrant Court, Mont Albert North Vic 3129



Property Type:
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
December quarter 2023: \$1,805,000

Comparable Properties



6 Kerry Pde MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,660,000
Method: Private Sale
Date: 20/12/2023
Property Type: House
Land Size: 725 sqm approx



13 Arnott St MONT ALBERT NORTH 3129 (REI) Agent Comments



Price: \$1,601,000
Method: Private Sale
Date: 30/01/2024
Property Type: House
Land Size: 702 sqm approx



11 Arnott St MONT ALBERT NORTH 3129 (REI) Agent Comments



Price: \$1,550,000
Method: Private Sale
Date: 02/02/2024
Property Type: House
Land Size: 721 sqm approx

Account - Heavyside



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