

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 26 Tyrrell Street, Mont Albert North, VIC 3129

Indicative selling price

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

Single Price \$1,450,000

Median sale price

Median price \$1,625,000 Property Type House Suburb Mont Albert North (3129)

Period - From 01/01/2021 to 31/12/2021 Source REIV

Comparable property sales

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
2/549 ELGAR ROAD, MONT ALBERT NORTH VIC 3129	\$1,431,000	04/12/2021
74A HARRISON STREET, BOX HILL NORTH VIC 3129	\$1,370,000	11/12/2021
3/4 GILBERT STREET, MONT ALBERT VIC 3127	\$1,362,000	19/10/2021

This Statement of Information was prepared on: 23/02/2022