

# 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

16 Manniche Avenue, Mont Albert North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,540,000

### Median sale price

Median price

\$1,755,000

Property Type

House

Suburb

Mont Albert North

Period - From

13/11/2022

to

12/11/2023

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	91 Winfield Rd BALWYN NORTH 3104	\$1,400,000	27/05/2023
2	4 Morris Av MONT ALBERT NORTH 3129	\$1,399,800	26/08/2023
3	75 Orchard Cr MONT ALBERT NORTH 3129	\$1,375,000	26/05/2023

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:

13/11/2023 10:56



2 1 2

**Property Type:** House (Res)

**Land Size:** 667 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,400,000 - \$1,540,000

**Median House Price**

13/11/2022 - 12/11/2023: \$1,755,000

## Comparable Properties



**91 Winfield Rd BALWYN NORTH 3104 (REI/VG)** **Agent Comments**

3 1 2

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Land Size:** 695 sqm approx



**4 Morris Av MONT ALBERT NORTH 3129 (REI)** **Agent Comments**

3 1 1

**Price:** \$1,399,800

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** House (Res)

**Land Size:** 600 sqm approx



**75 Orchard Cr MONT ALBERT NORTH 3129 (VG)** **Agent Comments**

3 - -

**Price:** \$1,375,000

**Method:** Sale

**Date:** 26/05/2023

**Property Type:** House (Res)

**Land Size:** 640 sqm approx