## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/19 Orchard Crescent, Mont Albert North Vic 3129

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,200,000		&		\$1,300,000				
Median sale p	rice								
Median price	\$1,122,750	Pro	operty Type	Том	nhouse		Suburb	Mont Albert North	
Period - From	28/06/2020	to	27/06/2021		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	4/5 Caravan St BALWYN 3103	\$1,300,000	17/06/2021
2	2/478 Belmore Rd MONT ALBERT NORTH 3129	\$1,238,000	17/04/2021
3	1/55-57 Winfield Rd BALWYN NORTH 3104	\$1,202,500	23/02/2021

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:

28/06/2021 10:10



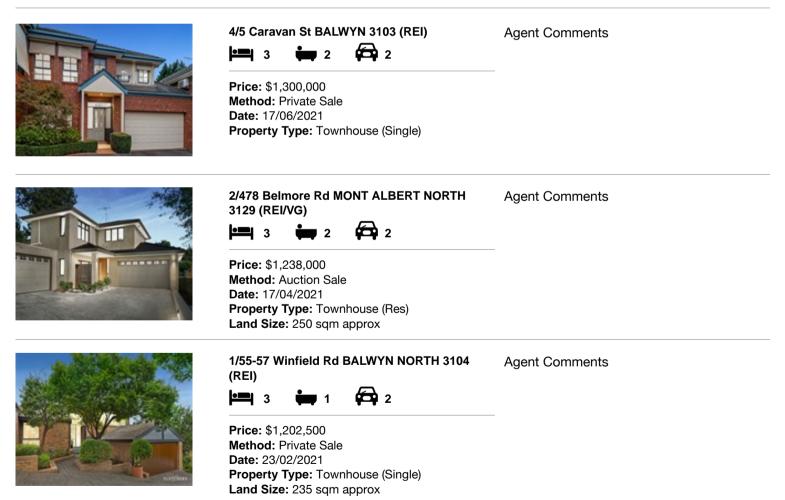






Property Type: Townhouse (Single) Land Size: 272 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median Townhouse Price 28/06/2020 - 27/06/2021: \$1,122,750

# **Comparable Properties**



Account - Barry Plant | P: 03 9842 8888





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.