

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

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 between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,122,750

Property Type Townhouse

Suburb Mont Albert North

Period - From 28/06/2020

to

27/06/2021

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.

	Address 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



 3  2  2

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



4/5 Caravan St BALWYN 3103 (REI)

Agent Comments

 3  2  2

Price: \$1,300,000

Method: Private Sale

Date: 17/06/2021

Property Type: Townhouse (Single)



2/478 Belmore Rd MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,238,000

Method: Auction Sale

Date: 17/04/2021

Property Type: Townhouse (Res)

Land Size: 250 sqm approx



1/55-57 Winfield Rd BALWYN NORTH 3104 (REI)

Agent Comments

 3  1  2

Price: \$1,202,500

Method: Private Sale

Date: 23/02/2021

Property Type: Townhouse (Single)

Land Size: 235 sqm approx