

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

29 Williamson Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,320,000

&

\$1,452,000

Median sale price

Median price \$1,580,000

Property Type House

Suburb Mont Albert North

Period - From 01/10/2020

to 30/09/2021

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	21 Williamson Rd MONT ALBERT NORTH 3129	\$1,405,000	11/10/2021
2	5 Arnott St MONT ALBERT NORTH 3129	\$1,390,000	20/11/2021
3			

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:

09/12/2021 08:53



Property Type:
Agent Comments

Indicative Selling Price
\$1,320,000 - \$1,452,000
Median House Price
Year ending September 2021: \$1,580,000

Comparable Properties



21 Williamson Rd MONT ALBERT NORTH 3129 Agent Comments
(REI)



Price: \$1,405,000
Method: Private Sale
Date: 11/10/2021
Property Type: House
Land Size: 636 sqm approx



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



Price: \$1,390,000
Method: Auction Sale
Date: 20/11/2021
Property Type: House (Res)
Land Size: 586 sqm approx

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.

Account - Philip Webb