

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

113 Kenmare Street, Mont Albert North Vic 3129

Indicative selling price

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

Single price

\$2,100,000

Median sale price

Median price

\$1,664,500

Property Type

House

Suburb

Mont Albert North

Period - From

01/04/2022

to

31/03/2023

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	44 Mitchell Rd MONT ALBERT NORTH 3129	\$2,198,500	15/04/2023
2	34 Chessell St MONT ALBERT NORTH 3129	\$2,105,000	18/03/2023
3	3 Courbrant Ct MONT ALBERT NORTH 3129	\$1,980,000	18/03/2023

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:

18/06/2023 12:09

113 Kenmare Street, Mont Albert North Vic 3129

Tim Heavyside
94703390
0403020404
tim@heavyside.co

Indicative Selling Price
\$2,100,000

Median House Price
Year ending March 2023: \$1,664,500



4 2 1

Property Type: House (Res)
Land Size: 1031 sqm approx
Agent Comments

Comparable Properties



44 Mitchell Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$2,198,500
Method: Auction Sale
Date: 15/04/2023
Property Type: House (Res)
Land Size: 903 sqm approx



34 Chessell St MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

4 2 2

Price: \$2,105,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House
Land Size: 1052 sqm approx



3 Courbrant Ct MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 2 3

Price: \$1,980,000
Method: Private Sale
Date: 18/03/2023
Property Type: House
Land Size: 1030 sqm approx

Account - Heavyside



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.