

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

1/12 Kerry Parade, Mont Albert North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$1,625,000

Median sale price

Median price

\$1,300,000

Property type

Townhouse

Suburb

Mont Albert North

Period - From

Oct 2024

to

Dec 2024

Source

REIV

Comparable property sales

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. 2/15 Kerry Parade, Balwyn	\$ 1,670,000	15/2/2025
2. 4/12 Francesca Street, Mont Albert North	\$ 1,503,000	15/2/2025
3. 27 Jackson Avenue, Mont Albert North	\$ 1,580,000	11/9/2024

This Statement of Information was prepared on:

27/02/2025

Comparable properties



\$ 1,670,000

2/15 Kerry Parade, Balwyn, Victoria

DATE: 15/2/2025

PROPERTY TYPE: TOWNHOUSE

 4  3
 2  sqm



\$ 1,503,000

4/12 Francesca Street, Mont Albert North, Victoria

DATE: 15/2/2025

PROPERTY TYPE: TOWNHOUSE

 4  3
 2  sqm



\$ 1,580,000

27 Jackson Avenue, Mont Albert North, Victoria

DATE: 11/9/2024

PROPERTY TYPE: TOWNHOUSE

 4  3
 1  sqm x

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