

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

1/1 Williamson Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,210,000

Property Type Unit

Suburb Mont Albert North

Period - From 01/01/2021

to 31/12/2021

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	14a Burroughs Rd BALWYN 3103	\$2,268,800	10/03/2022
2	7A Hotham Ct MONT ALBERT 3127	\$1,988,000	27/01/2022
3	37 Finlayson St DONCASTER 3108	\$1,867,000	05/03/2022

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:

29/03/2022 15:30



 4  4  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median Unit Price

Year ending December 2021: \$1,210,000

Comparable Properties



14a Burroughs Rd BALWYN 3103 (REI)

Agent Comments

 3  3  2

Price: \$2,268,800

Method: Sold Before Auction

Date: 10/03/2022

Property Type: Townhouse (Single)



7A Hotham Ct MONT ALBERT 3127 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,988,000

Method: Private Sale

Date: 27/01/2022

Property Type: Townhouse (Single)

Land Size: 674 sqm approx



37 Finlayson St DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,867,000

Method: Auction Sale

Date: 05/03/2022

Property Type: Townhouse (Res)

Land Size: 360 sqm approx