

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

35 Bundoran Parade, Mont Albert North Vic 3129

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$1,740,000

Property Type

House

Suburb

Mont Albert North

Period - From

01/10/2021

to

30/09/2022

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	9 Orchard Cr MONT ALBERT NORTH 3129	\$1,800,000	10/12/2022
2	233 Mont Albert Rd SURREY HILLS 3127	\$1,800,000	30/07/2022
3	35 View St MONT ALBERT 3127	\$1,750,000	12/11/2022

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:

10/01/2023 12:06



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

Year ending September 2022: \$1,740,000

Comparable Properties



9 Orchard Cr MONT ALBERT NORTH 3129
(REI)

Agent Comments

5 2 1

Price: \$1,800,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)

Land Size: 585 sqm approx



233 Mont Albert Rd SURREY HILLS 3127
(REI/VG)

Agent Comments

3 2 2

Price: \$1,800,000

Method: Auction Sale

Date: 30/07/2022

Property Type: House (Res)

Land Size: 727 sqm approx



35 View St MONT ALBERT 3127 (REI)

Agent Comments

3 2 1

Price: \$1,750,000

Method: Auction Sale

Date: 12/11/2022

Property Type: House (Res)

Land Size: 635 sqm approx