

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

15 Corlett Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,479,500

Property Type House

Suburb Mont Albert North

Period - From 24/05/2020

to

23/05/2021

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	39 Olympiad Cr BOX HILL NORTH 3129	\$1,255,000	28/11/2020
2	3 Chessell St MONT ALBERT NORTH 3129	\$1,350,000	01/05/2021
3	68 Boondara Rd MONT ALBERT NORTH 3129	\$1,360,000	12/12/2020

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:

24/05/2021 16:41



Rooms: 5
Property Type: House
Land Size: 406 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
24/05/2020 - 23/05/2021: \$1,479,500

Comparable Properties



39 Olympiad Cr BOX HILL NORTH 3129
(REI/VG)

Agent Comments



Price: \$1,255,000
Method: Auction Sale
Date: 28/11/2020
Property Type: House (Res)
Land Size: 585 sqm approx



3 Chessell St MONT ALBERT NORTH 3129
(REI)

Agent Comments



Price: \$1,350,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)
Land Size: 593 sqm approx



68 Boondara Rd MONT ALBERT NORTH 3129
(REI/VG)

Agent Comments



Price: \$1,360,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)
Land Size: 379 sqm approx