# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	etween \$1,200,000		&		\$1,320,000			
Median sale p	rice							
Median price	\$1,479,500	Property Type Hou		Hou	se		Suburb	Mont Albert North
Period - From	24/05/2020	to	23/05/2021		So	urce	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.

Add	dress 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)   Image: Price:   1   Image: Price:   1,255,000   Method:   Auction Sale   Date:   28/11/2020   Property Type:   House (Res)   Land Size:   585 sqm approx	Agent Comments
3 Chessell St MONT ALBERT NORTH 3129 (REI) Image: 1 Image: 1 Image: 1 Price: \$1,350,000 Method: Auction Sale Date: 01/05/2021 Property Type: House (Res) Land Size: 593 sqm approx	Agent Comments
68 Boondara Rd MONT ALBERT NORTH 3129 (REI/VG) → 3 → 2 → 2 Price: \$1,360,000 Method: Auction Sale Date: 12/12/2020 Property Type: House (Res) Land Size: 379 sqm approx	Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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.