

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

2/33 EVELINA STREET MONT ALBERT NORTH VIC 3129

Indicative selling price

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

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

Unit

Suburb

Mont Albert North

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

2/19 CARAVAN STREET BALWYN VIC 3103	\$1,290,000	04-Nov-23
1/22 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129	\$1,200,000	27-Oct-23
1/12 ST JAMES AVENUE MONT ALBERT VIC 3127	\$1,150,000	22-Feb-24

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 6 months.~~

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**2/19 CARAVAN STREET BALWYN
VIC 3103**

3 2 2

Sold Price **\$1,290,000** Sold Date **04-Nov-23**

Distance **0.66km**



**1/22 BELGRAVIA AVENUE MONT
ALBERT NORTH VIC 3129**

3 2 2

Sold Price **\$1,200,000** Sold Date **27-Oct-23**

Distance **0.78km**



**1/12 ST JAMES AVENUE MONT
ALBERT VIC 3127**

3 1 2

Sold Price ^{RS} **\$1,150,000** ^{UN} Sold Date **22-Feb-24**

Distance **1.89km**

RS = Recent sale **UN** = Undisclosed Sale

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