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	15 Sutton Parade, Mont Albert North Vic 3129
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,800,000	&	\$1,980,000
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Median sale price

Median price	\$1,824,000	Pro	perty Type	House		Suburb	Mont Albert North
Period - From	01/07/2021	to	30/09/2021		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

Add	dress of comparable property	Price	Date of sale
1	96 Rostrevor Pde MONT ALBERT NORTH 3129	\$2,100,000	30/09/2021
2	6 Kinsale Cr BALWYN 3103	\$2,050,000	06/11/2021
3	16 Morris Av MONT ALBERT NORTH 3129	\$1,811,000	13/11/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/11/2021 21:39
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Property Type: House Land Size: 840m2 sqm approx

Agent Comments

Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price

September quarter 2021: \$1,824,000

Comparable Properties



96 Rostrevor Pde MONT ALBERT NORTH 3129 Agent Comments

(REI)

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6

Price: \$2,100,000 Method: Private Sale Date: 30/09/2021

Property Type: House (Res)



6 Kinsale Cr BALWYN 3103 (REI)

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Price: \$2,050,000 **Method:** Auction Sale **Date:** 06/11/2021

Property Type: House (Res) **Land Size:** 892 sqm approx

Agent Comments



16 Morris Av MONT ALBERT NORTH 3129

(REI)

3

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A

Price: \$1,811,000 **Method:** Auction Sale **Date:** 13/11/2021

Property Type: House (Res) **Land Size:** 790 sqm approx

Agent Comments

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



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