

# 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

94 Kenmare Street, Mont Albert Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,750,000

### Median sale price

Median price

\$1,770,000

Property Type

House

Suburb

Mont Albert

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	Price	Date of sale
1	4 Jackson Av MONT ALBERT NORTH 3129	\$1,763,000	11/09/2021
2	37 Chessell St MONT ALBERT NORTH 3129	\$1,760,000	24/08/2021
3	11 Halifax St MONT ALBERT NORTH 3129	\$1,710,000	17/07/2021

**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:

09/12/2021 09:37



**Property Type:** House  
**Land Size:** 859 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,750,000  
**Median House Price**  
September quarter 2021: \$1,770,000

## Comparable Properties



**4 Jackson Av MONT ALBERT NORTH 3129 (REI)**

**Agent Comments**



**Price:** \$1,763,000  
**Method:** Auction Sale  
**Date:** 11/09/2021  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**37 Chessell St MONT ALBERT NORTH 3129 (REI/VG)**

**Agent Comments**



**Price:** \$1,760,000  
**Method:** Private Sale  
**Date:** 24/08/2021  
**Property Type:** House  
**Land Size:** 592 sqm approx



**11 Halifax St MONT ALBERT NORTH 3129 (REI/VG)**

**Agent Comments**



**Price:** \$1,710,000  
**Method:** Auction Sale  
**Date:** 17/07/2021  
**Property Type:** House (Res)  
**Land Size:** 642 sqm approx

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