

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

6 Briggs Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,592,000 Property Type House Suburb Mont Albert North

Period - From 01/10/2020 to 31/12/2020 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	101 Greythorn Rd BALWYN NORTH 3104	\$1,770,000	27/03/2021
2	24 Hedderwick St BALWYN NORTH 3104	\$1,755,000	05/12/2020
3	421 Belmore Rd MONT ALBERT NORTH 3129	\$1,651,000	09/12/2020

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:

06/04/2021 08:47



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Property Type: House (Res)

Land Size: 729 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

December quarter 2020: \$1,592,000

Comparable Properties



101 Greythorn Rd BALWYN NORTH 3104 (REI) Agent Comments

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Price: \$1,770,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 876 sqm approx



24 Hedderwick St BALWYN NORTH 3104 (REI) Agent Comments

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Price: \$1,755,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 672 sqm approx



421 Belmore Rd MONT ALBERT NORTH 3129 (REI/VG) Agent Comments

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Price: \$1,651,000

Method: Sold Before Auction

Date: 09/12/2020

Property Type: House (Res)

Land Size: 509 sqm approx