

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

11 Harriett Crescent, Mont Albert Vic 3127

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

\$2,365,000

Property Type

House

Suburb

Mont Albert

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	81 Kenmare St MONT ALBERT NORTH 3129	\$1,705,000	19/12/2020
2	9 Streeton Ct MONT ALBERT 3127	\$1,700,000	24/12/2020
3	14 Benbrook Av MONT ALBERT NORTH 3129	\$1,660,800	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:

15/02/2021 13:43

11 Harriett Crescent, Mont Albert Vic 3127

McGrath

Ellie Gong
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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

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

Median House Price

December quarter 2020: \$2,365,000

Comparable Properties



81 Kenmare St MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$1,705,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)



9 Streeton Ct MONT ALBERT 3127 (REI)

Agent Comments

4 3 2

Price: \$1,700,000

Method: Sold Before Auction

Date: 24/12/2020

Property Type: House (Res)

Land Size: 633 sqm approx



14 Benbrook Av MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,660,800

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 658 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802