

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 2/70 Relowe Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$880,000 & \$940,000

Median sale price

Median price \$1,045,000 House Unit X Suburb Mont Albert North
Period - From 01/04/2018 to 31/03/2019 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	3/12 John St BALWYN 3103	\$992,000	02/03/2019
2	1/146 Maud St BALWYN NORTH 3104	\$917,000	16/03/2019
3	1/19 Greythorn Rd BALWYN NORTH 3104	\$850,000	27/04/2019

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.



3 2 2

Rooms: 7

Property Type: Villa

Land Size: 401 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$940,000

Median Unit Price

Year ending March 2019: \$1,045,000

Set at the rear of just two, boasting house like proportions, this three bedroom two bathroom villa balances easy care living with family flexibility in a quiet address near schools, Belmore Road shops, transport and the Eastern Freeway. Completely independent on 401 sqm approx, its ideal design features two north facing living areas and a fully equipped open plan kitchen flowing to undercover alfresco entertaining and a leafy rear garden. Includes main bedroom with WIR/ensuite, full family bathroom, additional courtyard, ducted heating, split cooling, double garage.

Comparable Properties



3/12 John St BALWYN 3103 (REI)

3 2 2

Agent Comments

Smaller Land

Price: \$992,000

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: Villa



1/146 Maud St BALWYN NORTH 3104 (REI)

3 1 1

Agent Comments

Smaller Land Only One Bathroom Only One Car

Price: \$917,000

Method: Auction Sale

Date: 16/03/2019

Rooms: 4

Property Type: Unit

Land Size: 276 sqm approx



1/19 Greythorn Rd BALWYN NORTH 3104 (REI) **Agent Comments**

3 2 2

Smaller Land

Price: \$850,000

Method: Auction Sale

Date: 27/04/2019

Rooms: 6

Property Type: Townhouse (Res)