

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 Sewell Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,289,999 Property Type House Suburb Mont Albert North

Period - From 06/11/2018 to 05/11/2019 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 Briggs St MONT ALBERT NORTH 3129	\$1,740,000	26/10/2019
2	30 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,691,000	26/10/2019
3	8 Kinsale Cr BALWYN 3103	\$1,550,000	08/08/2019

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.~~

This Statement of Information was prepared on: 06/11/2019 16:11



3 2 2

Rooms: 8
Property Type: House
Land Size: 650.36 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
06/11/2018 - 05/11/2019: \$1,289,999

Comparable Properties



3 Briggs St MONT ALBERT NORTH 3129 (REI) Agent Comments

4 3 3

Price: \$1,740,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House
Land Size: 600 sqm approx



30 Rostrevor Pde MONT ALBERT NORTH 3129 (REI) Agent Comments

4 2 2

Price: \$1,691,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 631 sqm approx



8 Kinsale Cr BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$1,550,000
Method: Private Sale
Date: 08/08/2019
Property Type: House
Land Size: 888 sqm approx