Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	23 Tyrrell Street, Mont Albert North Vic 3129

Indicative selling price

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

Single price \$1,599,000

Median sale price

Median price	\$1,717,500	Pro	perty Type Ho	use		Suburb	Mont Albert North
Period - From	10/10/2022	to	09/10/2023		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

	aress of comparable property	1 1100	Date of Sale
1	80 Victoria Cr MONT ALBERT 3127	\$1,780,000	07/08/2023
2	44 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,750,000	25/07/2023
3	62 Strabane Av MONT ALBERT NORTH 3129	\$1,610,000	05/08/2023

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:	10/10/2023 10:34



Date of sale









Property Type: House/Land **Land Size:** 708sqm sqm approx

Agent Comments

Indicative Selling Price \$1,599,000 Median House Price 10/10/2022 - 09/10/2023: \$1,717,500

Comparable Properties



80 Victoria Cr MONT ALBERT 3127 (REI)

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Price: \$1,780,000 Method: Private Sale Date: 07/08/2023

Property Type: House Land Size: 627 sqm approx **Agent Comments**

Agent Comments



44 Rostrevor Pde MONT ALBERT NORTH 3129 Agent Comments

(VG)

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Price: \$1,750,000 Method: Sale Date: 25/07/2023

Property Type: House (Res) **Land Size:** 648 sqm approx



62 Strabane Av MONT ALBERT NORTH 3129

(REI)

1

6

Price: \$1,610,000 Method: Auction Sale Date: 05/08/2023

Property Type: House (Res) **Land Size:** 623 sqm approx

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





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