

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

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

Property Type

House

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.

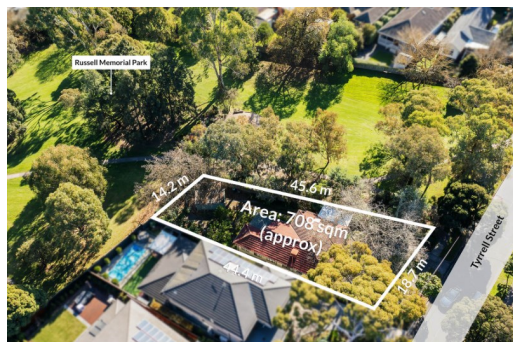
	Address of comparable property	Price	Date of sale
1	80 Victoria Cr MONT ALBERT 3127	\$1,780,000	07/08/2023
2	44 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,750,000	25/07/2023
3	62 Strabane Av MONT ALBERT NORTH 3129	\$1,610,000	05/08/2023

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



3 1 2

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)

Agent Comments

4 1 2

Price: \$1,780,000
Method: Private Sale
Date: 07/08/2023
Property Type: House
Land Size: 627 sqm approx



44 Rostrevor Pde MONT ALBERT NORTH 3129 (VG) **Agent Comments**

3 - -

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)

Agent Comments

3 1 2

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