

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 Arnott Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,720,000 Property Type House Suburb Mont Albert North

Period - From 18/10/2022 to 17/10/2023 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	12 Allison Rd MONT ALBERT NORTH 3129	\$1,755,000	08/07/2023
2	12 Halifax St MONT ALBERT NORTH 3129	\$1,755,000	27/05/2023
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: 18/10/2023 12:05



Rooms: 6
Property Type: House
Land Size: 721 sqm approx

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

18/10/2022 - 17/10/2023: \$1,720,000

Comparable Properties



12 Allison Rd MONT ALBERT NORTH 3129
(REI)

Agent Comments



Price: \$1,755,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)
Land Size: 670 sqm approx



12 Halifax St MONT ALBERT NORTH 3129
(REI)

Agent Comments



Price: \$1,755,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 681 sqm approx



62 Strabane Av MONT ALBERT NORTH 3129
(REI)

Agent Comments



Price: \$1,610,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 623 sqm approx