

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

14 Arnott Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between

\$1,300,000

 &

\$1,400,000

Median sale price

Median price

\$1,498,500

 Property Type

House

 Suburb

Mont Albert North

Period - From

01/01/2024

 to

31/03/2024

 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	29 Lincoln Av MONT ALBERT NORTH 3129	\$1,400,000	17/05/2024
2	476 Belmore Rd MONT ALBERT NORTH 3129	\$1,316,000	04/05/2024
3	130 Dorking Rd BOX HILL NORTH 3129	\$1,313,000	23/03/2024

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:

27/05/2024 15:19



Property Type: House

Land Size: 631 sqm approx

Agent Comments

Comparable Properties



29 Lincoln Av MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 17/05/2024

Property Type: House

Land Size: 589 sqm approx



476 Belmore Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$1,316,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 692 sqm approx



130 Dorking Rd BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,313,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 646 sqm approx