

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

22 Kerry Parade, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,715,000 Property Type House Suburb Mont Albert North

Period - From 12/09/2022 to 11/09/2023 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.

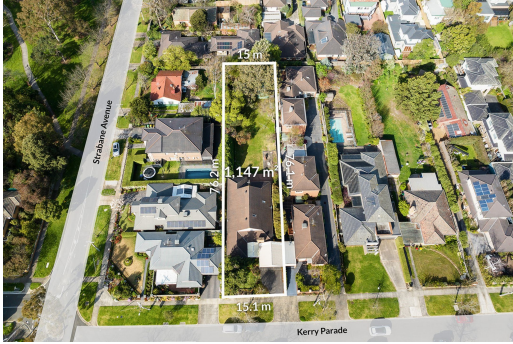
| | Address of comparable property | Price | Date of sale |
|---|---|-------------|--------------|
| 1 | 35 Evelina St MONT ALBERT NORTH 3129 | \$2,400,000 | 12/08/2023 |
| 2 | 13 Francesca St MONT ALBERT NORTH 3129 | \$2,225,000 | 30/03/2023 |
| 3 | 70 Rostrevor Pde MONT ALBERT NORTH 3129 | \$2,150,000 | 12/04/2023 |

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:

12/09/2023 09:26



4 2 2

Property Type: House
Land Size: 1147.05 sqm approx
Agent Comments

Indicative Selling Price
 \$2,100,000 - \$2,300,000
Median House Price
 12/09/2022 - 11/09/2023: \$1,715,000

Comparable Properties



35 Evelina St MONT ALBERT NORTH 3129 **Agent Comments**
 (REI)

4 2 2

Price: \$2,400,000
Method: Private Sale
Date: 12/08/2023
Property Type: House
Land Size: 1235 sqm approx



13 Francesca St MONT ALBERT NORTH 3129 **Agent Comments**
 (VG)

4 - -

Price: \$2,225,000
Method: Sale
Date: 30/03/2023
Property Type: Development Site (Res)
Land Size: 1301 sqm approx



70 Rostrevor Pde MONT ALBERT NORTH 3129 **Agent Comments**
 (REI/VG)

4 - -

Price: \$2,150,000
Method: Private Sale
Date: 12/04/2023
Property Type: Land (Res)
Land Size: 1067 sqm approx

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