

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,760,000

### Median sale price

Median price \$1,703,000 Property Type House Suburb Mont Albert North

Period - From 20/07/2022 to 19/07/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

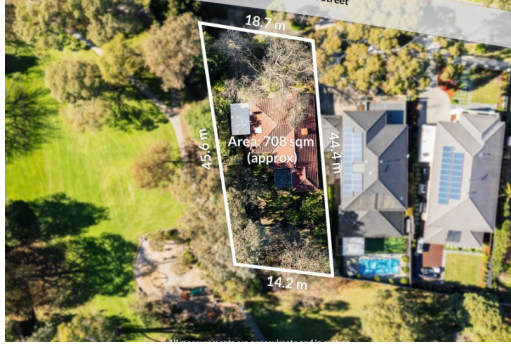
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	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	3 Kefford Ct MONT ALBERT NORTH 3129	\$1,715,000	15/07/2023

**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: 20/07/2023 10:14



**Property Type:** house  
**Land Size:** 708 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,600,000 - \$1,760,000  
**Median House Price**  
 20/07/2022 - 19/07/2023: \$1,703,000

## 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



**3 Kefford Ct MONT ALBERT NORTH 3129 (REI)** [Agent Comments](#)



**Price:** \$1,715,000  
**Method:** Auction Sale  
**Date:** 15/07/2023  
**Property Type:** House (Res)  
**Land Size:** 596 sqm approx

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