

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

3 Chelsea Mews, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,450,000 Property Type Townhouse Suburb Mont Albert North

Period - From 24/01/2023 to 23/01/2024 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	3/102-106 Watts St BOX HILL NORTH 3129	\$990,000	02/12/2023
2	28 Scarborough Sq MONT ALBERT NORTH 3129	\$940,000	02/12/2023
3	2/47 High St DONCASTER 3108	\$913,000	09/12/2023

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:

24/01/2024 18:26



4 2 1

Property Type: Townhouse (Res)

Land Size: 250 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

24/01/2023 - 23/01/2024: \$1,450,000

Comparable Properties



3/102-106 Watts St BOX HILL NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$990,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)



28 Scarborough Sq MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$940,000

Method: Private Sale

Date: 02/12/2023

Property Type: House

Land Size: 166 sqm approx



2/47 High St DONCASTER 3108 (REI)

Agent Comments

3 2 1

Price: \$913,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Townhouse (Res)

Land Size: 323 sqm approx

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