

# 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 Sewell 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,735,000 Property Type House Suburb Mont Albert North

Period - From 01/01/2023 to 31/12/2023 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	3/45 Orchard Cr MONT ALBERT NORTH 3129	\$1,123,500	17/11/2023
2	2/65 Medway St BOX HILL NORTH 3129	\$1,096,000	25/11/2023
3	1/35 Tyrrell St MONT ALBERT NORTH 3129	\$1,000,000	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: 19/01/2024 09:51



3   2   2

**Rooms:** 4  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
Year ending December 2023: \$1,735,000

## Comparable Properties



**3/45 Orchard Cr MONT ALBERT NORTH 3129 (REI)**   **Agent Comments**

3   2   2

**Price:** \$1,123,500  
**Method:** Private Sale  
**Date:** 17/11/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 198 sqm approx



**2/65 Medway St BOX HILL NORTH 3129 (REI)**   **Agent Comments**

3   2   2

**Price:** \$1,096,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** Unit  
**Land Size:** 339 sqm approx



**1/35 Tyrrell St MONT ALBERT NORTH 3129 (REI)**   **Agent Comments**

3   2   2

**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)

**Account - Jellis Craig | P: 98305966**