## 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

36 Williamson Road, Mont Albert North Vic 3129

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,400,000		&		\$1,500,000					
Median sale p	rice									
Median price	\$1,735,000	Pro	Property Type Hous		se		Suburb	Mont Albert North		
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	354 Belmore Rd BALWYN 3103	\$1,500,000	03/09/2023
2	34 Harrison St BOX HILL NORTH 3129	\$1,418,000	23/09/2023
3	4 Morris Av MONT ALBERT NORTH 3129	\$1,399,800	26/08/2023

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:

20/11/2023 12:54









Rooms: 7 Property Type: House (Res) Land Size: 658 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price September quarter 2023: \$1,735,000

# **Comparable Properties**



354 Belmore Rd BALWYN 3103 (REI/VG)



Price: \$1,500,000 Method: Sold Before Auction Date: 03/09/2023 Property Type: House Land Size: 460 sqm approx Agent Comments



34 Harrison St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,418,000 Method: Auction Sale Date: 23/09/2023 Property Type: House (Res) Land Size: 637 sqm approx



4 Morris Av MONT ALBERT NORTH 3129 (REI) Agent Comments



Price: \$1,399,800 Method: Auction Sale Date: 26/08/2023 Property Type: House (Res) Land Size: 600 sqm approx

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



propertydata .com.au reproduction of the will constitute a base of the warrant any person using

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.