

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

Range between \$1,400,000 & \$1,500,000

### Median sale price

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

Period - From 01/07/2023 to 30/09/2023 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	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



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**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)**

Agent Comments

5 2 2

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



**34 Harrison St BOX HILL NORTH 3129 (REI)**

Agent Comments

3 1 2

**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

3 1 1

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

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