

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 6 Kerry Parade, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,791,000 Property Type House Suburb Mont Albert North

Period - From 06/12/2022 to 05/12/2023 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	44 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,750,000	25/07/2023
2	12 Allison Rd MONT ALBERT NORTH 3129	\$1,755,000	08/07/2023
3	60 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,792,000	29/07/2023

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: 06/12/2023 15:43



2 1 1

Property Type: House
Land Size: 725 sqm approx
Agent Comments

Indicative Selling Price
 \$1,600,000 - \$1,700,000
Median House Price
 06/12/2022 - 05/12/2023: \$1,791,000

Comparable Properties



44 Rostrevor Pde MONT ALBERT NORTH 3129 Agent Comments (REI)

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Price: \$1,750,000
Method: Sold Before Auction
Date: 25/07/2023
Property Type: Land



12 Allison Rd MONT ALBERT NORTH 3129 Agent Comments (REI/VG)

3 1 1

Price: \$1,755,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)
Land Size: 670 sqm approx



60 Rostrevor Pde MONT ALBERT NORTH 3129 Agent Comments (REI/VG)

2 2 1

Price: \$1,792,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House
Land Size: 727 sqm approx

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