Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 66 Kenmare Street, Mont Albert Vic 3127

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$1,950,000		&		\$2,100,000			
Median sale p	rice							
Median price	\$2,625,000	Pro	roperty Type Hous		se		Suburb	Mont Albert
Period - From	01/04/2023	to	30/06/2023		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 sixmonths 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	25 Hopetoun Pde BOX HILL 3128	\$2,150,000	26/08/2023
2	67 Watts St BOX HILL NORTH 3129	\$1,980,000	13/09/2023
3			

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:

25/09/2023 11:15





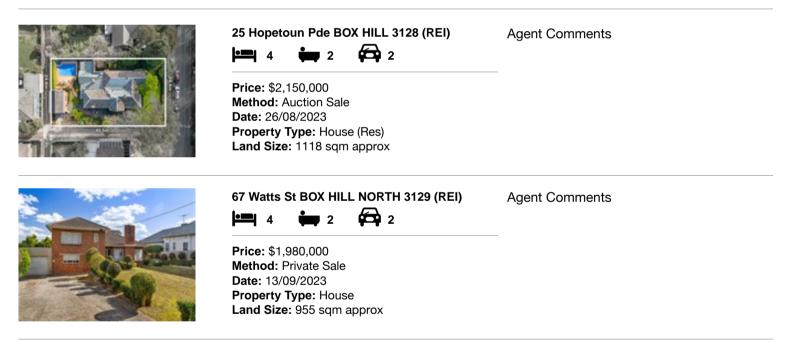




Property Type: House **Land Size:** 1028 sqm approx Agent Comments Samantha Pascoe 03 9908 5700 0432 455 693 samanthapascoe@jelliscraig.com.au

> Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price June quarter 2023: \$2,625,000

Comparable Properties



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.

Account - Jellis Craig | P: (03) 9908 5700





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