

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 66 Kenmare Street, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$2,625,000 Property Type House Suburb Mont Albert

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

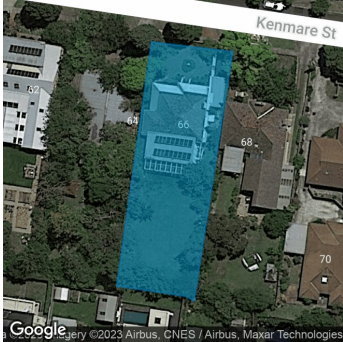
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

| | Address of comparable property | Price | Date of sale |
|---|---------------------------------|-------------|--------------|
| 1 | 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

Comparable Properties



25 Hopetoun Pde BOX HILL 3128 (REI)

Agent Comments



Price: \$2,150,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 1118 sqm approx



67 Watts St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,980,000
Method: Private Sale
Date: 13/09/2023
Property Type: House
Land Size: 955 sqm approx

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.