

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 9 Jackson Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$1,805,000 Property Type House Suburb Mont Albert North

Period - From 01/10/2023 to 31/12/2023 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	10 Curlewis St MONT ALBERT 3127	\$1,900,000	10/09/2023
2	37 Chessell St MONT ALBERT NORTH 3129	\$1,805,000	17/12/2023
3	15 Threadneedle St BALWYN 3103	\$1,750,000	16/08/2023

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: 13/02/2024 10:53



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Property Type: House (Res)

Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,800,000

Median House Price

December quarter 2023: \$1,805,000

Comparable Properties



10 Curlewis St MONT ALBERT 3127 (VG)

Agent Comments

3 - -

Price: \$1,900,000

Method: Sale

Date: 10/09/2023

Property Type: House (Res)

Land Size: 548 sqm approx



37 Chessell St MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$1,805,000

Method: Private Sale

Date: 17/12/2023

Property Type: House



15 Threadneedle St BALWYN 3103 (VG)

Agent Comments

3 - -

Price: \$1,750,000

Method: Sale

Date: 16/08/2023

Property Type: Res Investment - Boarding House

Land Size: 755 sqm approx

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