#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### 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
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#### Median sale price

Median price	\$1,805,000	Pro	perty Type	House		Suburb	Mont Albert North
Period - From	01/10/2023	to	31/12/2023	9	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

	aress of comparable property	1 1100	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



Date of sale











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)





Price: \$1,900,000 Method: Sale Date: 10/09/2023

Property Type: House (Res) Land Size: 548 sqm approx

**Agent Comments** 



37 Chessell St MONT ALBERT NORTH 3129

(REI)





Agent Comments

Price: \$1,805,000 Method: Private Sale Date: 17/12/2023 Property Type: House



15 Threadneedle St BALWYN 3103 (VG)

**--**3



Price: \$1,750,000 Method: Sale Date: 16/08/2023

Property Type: Res Investment - Boarding

House

Land Size: 755 sqm approx

Agent Comments

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





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