

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 Morris Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$2,900,000 & \$3,190,000

Median sale price

Median price \$1,677,500 Property Type House Suburb Mont Albert North

Period - From 01/04/2023 to 31/03/2024 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	137 Winmalee Rd BALWYN 3103	\$3,500,000	09/03/2024
2	5 Box Hill Cr MONT ALBERT NORTH 3129	\$3,375,000	20/04/2024
3	501 Belmore Rd MONT ALBERT NORTH 3129	\$3,130,000	04/06/2024

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: 06/06/2024 22:43



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Property Type: House
Land Size: 681 sqm approx
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,190,000
Median House Price
Year ending March 2024: \$1,677,500

Comparable Properties



137 Winmalee Rd BALWYN 3103 (REI)

Agent Comments

5 3 2

Price: \$3,500,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House
Land Size: 697 sqm approx



5 Box Hill Cr MONT ALBERT NORTH 3129 (REI)

Agent Comments

5 5 2

Price: \$3,375,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 598 sqm approx



501 Belmore Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

5 5 2

Price: \$3,130,000
Method: Private Sale
Date: 04/06/2024
Property Type: House
Land Size: 595 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481