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Rooms:
Property Type: House
Land Size: 690 sqm approx
Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,540,000
Median House Price
 Year ending March 2017: \$1,425,500

Comparable Properties



2 Jocelyn Av BALWYN NORTH 3104 (REI)

Agent Comments

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Price: \$1,310,000
Method: Private Sale
Date: 05/06/2017
Rooms: 7
Property Type: House
Land Size: 671 sqm approx



20 Mitta St BOX HILL NORTH 3129 (REI)

Agent Comments

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Price: \$1,255,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 5
Property Type: House (Res)



9 Ella Ct DONCASTER 3108 (REI)

Agent Comments

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Price: \$1,060,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 7
Property Type: House (Res)
Land Size: 633 sqm approx

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

24 Arnott Street, Mont Albert North Vic 3129

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,425,500

House X

Suburb Mont Albert North

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2 Jocelyn Av BALWYN NORTH 3104	\$1,310,000	05/06/2017
20 Mitta St BOX HILL NORTH 3129	\$1,255,000	24/06/2017
9 Ella Ct DONCASTER 3108	\$1,060,000	27/05/2017