





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)

Price: \$1,310,000 Method: Private Sale Date: 05/06/2017

Rooms: 7

Property Type: House Land Size: 671 sqm approx Agent Comments



20 Mitta St BOX HILL NORTH 3129 (REI)

= 3





Price: \$1,255,000 Method: Auction Sale Date: 24/06/2017

Rooms: 5

Property Type: House (Res)

Agent Comments



9 Ella Ct DONCASTER 3108 (REI)

= 3





Price: \$1,060,000 Method: Auction Sale Date: 27/05/2017

Rooms: 7

Property Type: House (Res) Land Size: 633 sqm approx Agent Comments

Account - Vic Prop





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 28/06/2017 17:12



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	24 Arnott Street, Mont Albert North Vic 3129
Including suburb and	
postcode	

Indicative selling price

For 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	Н	ouse	Х	s	uburb	Mont Albert North
Period - From	01/04/2016	to	31/03	3/2017	Source	REI	1

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



Account - Vic Prop

