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	4 Kefford Court, Mont Albert North Vic 3129

Indicative selling price

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

Single price $1,595,000

Median sale price

Median price $1,824,000 Property Type House Suburb Mont Albert North

Period - From 01/07/2021 to 30/09/2021 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	7 Mitta St BOX HILL NORTH 3129	$1,601,000	27/11/2021
2	31 Ada St DONCASTER 3108	$1,600,000	13/11/2021
3	5 Daisy Ct BOX HILL NORTH 3129	$1,575,000	23/10/2021

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: 29/11/2021 09:34

4 Kefford Court, Mont Albert North Vic 3129



3 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,595,000
Median House Price
September quarter 2021: $1,824,000

Comparable Properties



7 Mitta St BOX HILL NORTH 3129 (REI)

3 1 2

Price: $1,601,000
Method: Auction Sale
Date: 27/11/2021
Property Type: House (Res)
Land Size: 907 sqm approx

Agent Comments



31 Ada St DONCASTER 3108 (REI)

4 2 2

Price: $1,600,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments



5 Daisy Ct BOX HILL NORTH 3129 (REI)

4 2 1

Price: $1,575,000
Method: Auction Sale
Date: 23/10/2021
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments

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

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