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	1/32 Kenmare Street, Mont Albert Vic 3127

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $772,800 Property Type Unit Suburb Mont Albert

Period - From 07/02/2021 to 06/02/2022 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	1/11 Goulburn St BOX HILL NORTH 3129	$900,000	14/12/2021
2	5/32 Kenmare St MONT ALBERT 3127	$890,000	17/11/2021
3	2/65 Medway St BOX HILL NORTH 3129	$850,000	29/09/2021

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: 07/02/2022 09:15

1/32 Kenmare Street, Mont Albert Vic 3127



3 1 0

Rooms: 4
Property Type: House

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
07/02/2021 - 06/02/2022: $772,800

Comparable Properties



1/11 Goulburn St BOX HILL NORTH 3129 (REI/VG)

3 1 2

Agent Comments

Price: $900,000
Method: Private Sale
Date: 14/12/2021
Property Type: Unit
Land Size: 280 sqm approx



5/32 Kenmare St MONT ALBERT 3127 (REI/VG)

3 1 1

Agent Comments

Price: $890,000
Method: Private Sale
Date: 17/11/2021
Property Type: Unit
Land Size: 202 sqm approx

2/65 Medway St BOX HILL NORTH 3129 (VG)

3 - -

Agent Comments

Price: $850,000
Method: Sale
Date: 29/09/2021
Property Type: Flat/Unit/Apartment (Res)

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

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.