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	5 Grace Court, Mont Albert Vic 3127

Indicative selling price

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

Range between $2,400,000 & $2,640,000

Median sale price

Median price $2,685,500 Property Type House Suburb Mont Albert

Period - From 01/10/2021 to 31/12/2021 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	105 Kenmare St MONT ALBERT NORTH 3129	$2,330,000	12/02/2022
2	3 Harding St SURREY HILLS 3127	$2,525,000	17/11/2021
3	4 Black St MONT ALBERT 3127	$2,675,000	19/02/2022

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: 12/03/2022 19:04

5 Grace Court, Mont Albert Vic 3127



5 3 2

Property Type: House
Land Size: 738 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,640,000
Median House Price
December quarter 2021: $2,685,500

Comparable Properties



105 Kenmare St MONT ALBERT NORTH 3129 (REI)

6 3 3

Price: $2,330,000
Method: Auction Sale
Date: 12/02/2022
Property Type: House (Res)
Land Size: 865 sqm approx

Agent Comments



3 Harding St SURREY HILLS 3127 (REI)

5 3 2

Price: $2,525,000
Method: Private Sale
Date: 17/11/2021
Property Type: House
Land Size: 940 sqm approx

Agent Comments



4 Black St MONT ALBERT 3127 (REI)

5 3 2

Price: $2,675,000
Method: Auction Sale
Date: 19/02/2022
Property Type: House (Res)
Land Size: 747 sqm approx

Agent Comments

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

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