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	25 Francesca Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $1,619,000 Property Type House Suburb Mont Albert North

Period - From 01/04/2023 to 30/06/2023 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	32 Cumberland Av BALWYN NORTH 3104	$2,300,000	18/05/2023
2	13 Francesca St MONT ALBERT NORTH 3129	$2,225,000	30/03/2023
3	70 Rostrevor Pde MONT ALBERT NORTH 3129	$2,150,000	12/04/2023

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: 25/08/2023 15:49

25 Francesca Street, Mont Albert North Vic 3129



4 2 2

Property Type:
Land Size: 1291 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
June quarter 2023: $1,619,000

Comparable Properties



32 Cumberland Av BALWYN NORTH 3104 (REI)

3 3 3

Price: $2,300,000
Method: Private Sale
Date: 18/05/2023
Property Type: House
Land Size: 1117 sqm approx

Agent Comments



13 Francesca St MONT ALBERT NORTH 3129 (VG)

4 - -

Price: $2,225,000
Method: Sale
Date: 30/03/2023
Property Type: Development Site (Res)
Land Size: 1301 sqm approx

Agent Comments



70 Rostrevor Pde MONT ALBERT NORTH 3129 (REI/VG)

4 - -

Price: $2,150,000
Method: Private Sale
Date: 12/04/2023
Property Type: Land (Res)
Land Size: 1067 sqm approx

Agent Comments

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

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