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	13 Bundoran Parade, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,754,000 Property Type House Suburb Mont Albert North

Period - From 01/04/2021 to 31/03/2022 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	18 Boondara Rd MONT ALBERT NORTH 3129	$1,626,000	04/06/2022
2	69 Orchard Cr MONT ALBERT NORTH 3129	$1,550,000	25/06/2022
3	8 Curlewis St MONT ALBERT 3127	$1,520,000	18/06/2022

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: 03/07/2022 11:26

13 Bundoran Parade, Mont Albert North Vic 3129



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 754 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
Year ending March 2022: $1,754,000

Comparable Properties



18 Boondara Rd MONT ALBERT NORTH 3129 (REI)

3 1 1

Price: $1,626,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments



69 Orchard Cr MONT ALBERT NORTH 3129 (REI)

5 2 2

Price: $1,550,000
Method: Auction Sale
Date: 25/06/2022
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments



8 Curlewis St MONT ALBERT 3127 (REI)

3 1 -

Price: $1,520,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 548 sqm approx

Agent Comments

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

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