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	9 Grace Court, Mont Albert Vic 3127

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 $2,496,500 Property Type House Suburb Mont Albert

Period - From 15/08/2021 to 14/08/2022 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	13 Arnott St MONT ALBERT NORTH 3129	$1,500,000	25/03/2022
2	13 Bundoran Pde MONT ALBERT NORTH 3129	$1,615,000	30/07/2022
3	18 Boondara Rd MONT ALBERT NORTH 3129	$1,626,000	04/06/2022

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: 15/08/2022 12:23

9 Grace Court, Mont Albert Vic 3127



3 3 2

Property Type: House (Previously Occupied - Detached)
Land Size: 663 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
15/08/2021 - 14/08/2022: $2,496,500

Comparable Properties



13 Arnott St MONT ALBERT NORTH 3129 (VG)

3 - -

Agent Comments

Price: $1,500,000
Method: Sale
Date: 25/03/2022
Property Type: Development Site (Res)
Land Size: 765 sqm approx



13 Bundoran Pde MONT ALBERT NORTH 3129 (REI)

4 2 2

Agent Comments

Price: $1,615,000
Method: Auction Sale
Date: 30/07/2022
Property Type: House (Res)



18 Boondara Rd MONT ALBERT NORTH 3129 (REI/VG)

3 1 1

Agent Comments

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

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

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