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	73 Orchard Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Single price	$1,450,000

Median sale price

Median price	$1,720,000	Property Type	House	Suburb	Mont Albert North
Period - From	21/11/2021	to	20/11/2022	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	2 Jackson Av MONT ALBERT NORTH 3129	$1,525,000	01/10/2022
2	32 Arnott St MONT ALBERT NORTH 3129	$1,450,000	24/10/2022
3	53b Strabane Av MONT ALBERT NORTH 3129	$1,431,000	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: 21/11/2022 09:11

73 Orchard Crescent, Mont Albert North Vic 3129



4 2 2

Property Type: House (Res)
Land Size: 846 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000
Median House Price
21/11/2021 - 20/11/2022: $1,720,000

Comparable Properties



2 Jackson Av MONT ALBERT NORTH 3129 (REI)

4 3 1

Agent Comments

Price: $1,525,000
Method: Private Sale
Date: 01/10/2022
Property Type: House
Land Size: 580 sqm approx



32 Arnott St MONT ALBERT NORTH 3129 (REI)

4 2 2

Agent Comments

Price: $1,450,000
Method: Private Sale
Date: 24/10/2022
Property Type: House
Land Size: 696 sqm approx



53b Strabane Av MONT ALBERT NORTH 3129 (REI/VG)

4 2 3

Agent Comments

Price: $1,431,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 785 sqm approx

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

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