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: 22 Kerry Parade, Mont Albert North Vic 3129

Indicative selling price

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

Single price: $2,090,000

Median sale price

Median price: $1,755,000 Property Type: House Suburb: Mont Albert North

Period - From: 06/11/2022 to: 05/11/2023 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	35 Evelina St MONT ALBERT NORTH 3129	$2,400,000	12/08/2023
2	26 Orchard Cr MONT ALBERT NORTH 3129	$2,391,000	03/06/2023
3	25 Francesca St MONT ALBERT NORTH 3129	$2,380,000	14/10/2023

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: 06/11/2023 16:16



4 2 2

Property Type: House (Res)
Land Size: 1147.05004882813 sqm approx

Agent Comments

Indicative Selling Price
$2,090,000
Median House Price
06/11/2022 - 05/11/2023: $1,755,000

Comparable Properties

35 Evelina St MONT ALBERT NORTH 3129 (REI)

4 2 2

Agent Comments

Price: $2,400,000
Method:
Date: 12/08/2023
Property Type: House

26 Orchard Cr MONT ALBERT NORTH 3129 (REI)

4 2 2

Agent Comments

Price: $2,391,000
Method:
Date: 03/06/2023
Property Type: House



25 Francesca St MONT ALBERT NORTH 3129 (REI)

3 2 2

Agent Comments

Price: $2,380,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 1300 sqm approx

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

REIV THE DIFFERENCE | propertydata .com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.