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 Jackson Avenue, 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 & $1,600,000

Median sale price

Median price $1,732,500 Property Type House Suburb Mont Albert North

Period - From 29/05/2023 to 28/05/2024 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	884 Station St BOX HILL NORTH 3129	$1,591,000	18/05/2024
2	1 Landen Av BALWYN NORTH 3104	$1,555,000	14/05/2024
3	5 Anthony Cr BOX HILL NORTH 3129	$1,555,000	27/04/2024

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: 29/05/2024 10:07

9 Jackson Avenue, Mont Albert North Vic 3129



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
29/05/2023 - 28/05/2024: $1,732,500

Comparable Properties



884 Station St BOX HILL NORTH 3129 (REI)

4 1 -

Price: $1,591,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 693 sqm approx

Agent Comments



1 Landen Av BALWYN NORTH 3104 (REI)

3 1 2

Price: $1,555,000
Method: Private Sale
Date: 14/05/2024
Rooms: 5
Property Type: House (Res)
Land Size: 711 sqm approx

Agent Comments



5 Anthony Cr BOX HILL NORTH 3129 (REI)

4 2 2

Price: $1,555,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 866 sqm approx

Agent Comments

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

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