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	16 Sutton Parade, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,660,000 Property Type House Suburb Mont Albert North

Period - From 01/07/2023 to 30/06/2024 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.

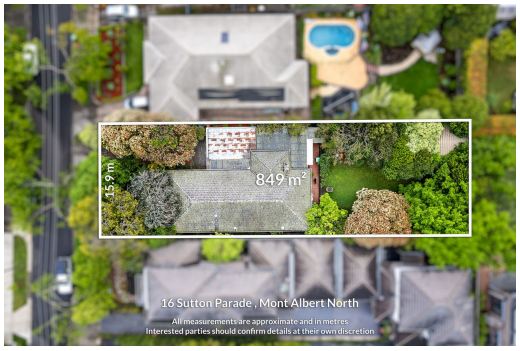
	Address of comparable property	Price	Date of sale
1	34 Melrose St MONT ALBERT NORTH 3129	$1,765,000	21/09/2024
2	419 Mont Albert Rd MONT ALBERT 3127	$1,810,000	20/06/2024
3	25 Arnott St MONT ALBERT NORTH 3129	$1,810,000	18/05/2024

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: 07/10/2024 11:40

16 Sutton Parade, Mont Albert North Vic 3129



3 1 2

Property Type:
Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
Year ending June 2024: $1,660,000

Comparable Properties



34 Melrose St MONT ALBERT NORTH 3129 (REI)

4 2 2

Agent Comments

Price: $1,765,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 984 sqm approx



419 Mont Albert Rd MONT ALBERT 3127 (REI/VG)

3 2 2

Agent Comments

Price: $1,810,000
Method: Sold Before Auction
Date: 20/06/2024
Property Type: House (Res)
Land Size: 720 sqm approx



25 Arnott St MONT ALBERT NORTH 3129 (REI/VG)

4 2 2

Agent Comments

Price: $1,810,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 717 sqm approx

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

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