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	15 Bundoran Parade, Mont Albert North Vic 3129

Indicative selling price

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

Single price $1,625,000

Median sale price

Median price $1,650,000 Property Type House Suburb Mont Albert North

Period - From 01/07/2024 to 30/09/2024 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.

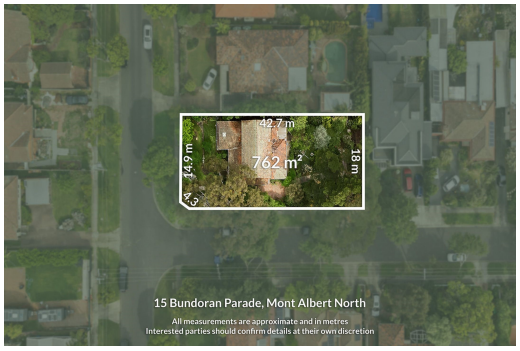
	Address of comparable property	Price	Date of sale
1	61 Melrose St MONT ALBERT NORTH 3129	$1,560,000	23/11/2024
2	16 Sutton Pde MONT ALBERT NORTH 3129	$1,775,000	18/10/2024
3	14 Access Rd MONT ALBERT NORTH 3129	$1,660,000	09/10/2024

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: 25/11/2024 07:19

15 Bundoran Parade, Mont Albert North Vic 3129



4 2 1

Property Type: House
Land Size: 762 sqm approx

Agent Comments

Indicative Selling Price
$1,625,000
Median House Price
September quarter 2024: $1,650,000

Comparable Properties



61 Melrose St MONT ALBERT NORTH 3129 (REI)

4 2 2

Price: $1,560,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 970 sqm approx

Agent Comments



16 Sutton Pde MONT ALBERT NORTH 3129 (REI)

3 2 2

Price: $1,775,000
Method: Sold Before Auction
Date: 18/10/2024
Property Type: House (Res)
Land Size: 849 sqm approx

Agent Comments



14 Access Rd MONT ALBERT NORTH 3129 (REI)

4 2 2

Price: $1,660,000
Method: Private Sale
Date: 09/10/2024
Property Type: House

Agent Comments

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

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