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	14 Jackson Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,590,000 Property Type House Suburb Mont Albert North

Period - From 24/02/2024 to 23/02/2025 Source Property Data

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.

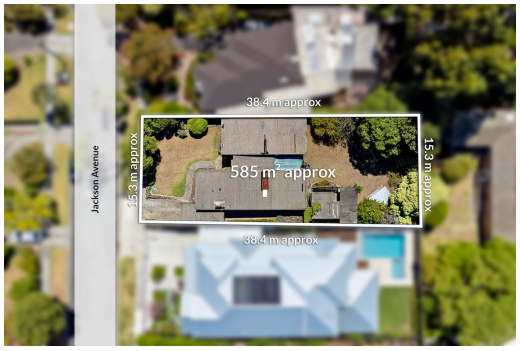
	Address of comparable property	Price	Date of sale
1	50 Valda Av MONT ALBERT NORTH 3129	$1,238,000	01/11/2024
2	75 Woodhouse Gr BOX HILL NORTH 3129	$1,240,000	02/10/2024
3	31 Lincoln Av MONT ALBERT NORTH 3129	$1,245,000	21/09/2024

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: 24/02/2025 09:03

14 Jackson Avenue, Mont Albert North Vic 3129



2 1 1

Property Type: House
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
24/02/2024 - 23/02/2025: $1,590,000

Comparable Properties



50 Valda Av MONT ALBERT NORTH 3129 (REI/VG)

3 2 1

Price: $1,238,000
Method: Private Sale
Date: 01/11/2024
Property Type: House
Land Size: 581 sqm approx

Agent Comments



75 Woodhouse Gr BOX HILL NORTH 3129 (REI/VG)

3 1 4

Price: $1,240,000
Method: Sold Before Auction
Date: 02/10/2024
Property Type: House (Res)
Land Size: 587 sqm approx

Agent Comments



31 Lincoln Av MONT ALBERT NORTH 3129 (REI/VG)

3 1 3

Price: $1,245,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments

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

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