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	2/42 Mitchell Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,257,000 Property Type Unit Suburb Mont Albert North

Period - From 01/04/2021 to 31/03/2022 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	3/18 Orchard Cr MONT ALBERT NORTH 3129	$1,135,000	28/04/2022
2	3/28 Francesca St MONT ALBERT NORTH 3129	$1,102,000	19/03/2022
3	2/76 Woodhouse Gr BOX HILL NORTH 3129	$1,040,000	19/03/2022

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: 20/05/2022 11:54

2/42 Mitchell Road, Mont Albert North Vic 3129

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3 2 2

Rooms: 5
Property Type: Unit

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
Year ending March 2022: $1,257,000

Comparable Properties



3/18 Orchard Cr MONT ALBERT NORTH 3129 (REI)

3 1 2

Price: $1,135,000
Method: Sold Before Auction
Date: 28/04/2022
Property Type: Unit

Agent Comments



3/28 Francesca St MONT ALBERT NORTH 3129 (REI)

3 1 2

Price: $1,102,000
Method: Auction Sale
Date: 19/03/2022
Property Type: Townhouse (Res)

Agent Comments



2/76 Woodhouse Gr BOX HILL NORTH 3129 (REI)

3 2 2

Price: $1,040,000
Method: Auction Sale
Date: 19/03/2022
Property Type: House (Res)

Agent Comments

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