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	1A Morrison Court, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,900,000 & $2,090,000

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	1/14 Clapham St BALWYN 3103	$1,925,000	27/07/2024
2	8 Silver Leaf Cirt DONCASTER 3108	$2,200,000	06/04/2024
3	1A Hertford Cr BALWYN 3103	$1,978,000	03/04/2024

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: 09/08/2024 12:04

1A Morrison Court, Mont Albert North Vic 3129

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4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
Year ending June 2024: $1,660,000

Comparable Properties



1/14 Clapham St BALWYN 3103 (REI)

4 3 2

Price: $1,925,000
Method: Auction Sale
Date: 27/07/2024
Property Type: Townhouse (Res)

Agent Comments



8 Silver Leaf Cirt DONCASTER 3108 (REI)

4 2 2

Price: $2,200,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)

Agent Comments



1A Hertford Cr BALWYN 3103 (VG)

3 - -

Price: $1,978,000
Method: Sale
Date: 03/04/2024
Property Type: House (Res)
Land Size: 304 sqm approx

Agent Comments

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