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	24 Arnott Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,709,000 Property Type House Suburb Mont Albert North

Period - From 21/02/2023 to 20/02/2024 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	38 Marshall Rd BOX HILL NORTH 3129	$1,350,000	28/09/2023
2	163 High St DONCASTER 3108	$1,291,000	16/12/2023
3	35 Lincoln Av MONT ALBERT NORTH 3129	$1,280,000	01/12/2023

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: 21/02/2024 22:31

24 Arnott Street, Mont Albert North Vic 3129



3 1 0

Property Type: House
Land Size: 626 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
21/02/2023 - 20/02/2024: $1,709,000

Comparable Properties



38 Marshall Rd BOX HILL NORTH 3129 (REI/VG)

3 1 2

Price: $1,350,000
Method: Sold Before Auction
Date: 28/09/2023
Property Type: House (Res)
Land Size: 638 sqm approx

Agent Comments



163 High St DONCASTER 3108 (REI/VG)

3 1 2

Price: $1,291,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



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

3 1 1

Price: $1,280,000
Method: Sold Before Auction
Date: 01/12/2023
Property Type: House (Res)
Land Size: 671 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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