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	3 Lichfield Grove, Mont Albert North Vic 3129

Indicative selling price

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

Range between $3,180,000 & $3,480,000

Median sale price

Median price $1,651,900 Property Type House Suburb Mont Albert North

Period - From 05/08/2023 to 04/08/2024 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	5 Box Hill Cr MONT ALBERT NORTH 3129	$3,375,000	20/04/2024
2	10 Maughan Pde BALWYN NORTH 3104	$3,305,000	29/02/2024
3	36 Albury Rd BALWYN NORTH 3104	$3,360,000	12/02/2024

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: 05/08/2024 17:30

3 Lichfield Grove, Mont Albert North Vic 3129

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5 4 2

Property Type: House
Land Size: 506 sqm approx

Agent Comments

Indicative Selling Price
$3,180,000 - $3,480,000
Median House Price
05/08/2023 - 04/08/2024: $1,651,900

Comparable Properties



5 Box Hill Cr MONT ALBERT NORTH 3129 (REI/VG)

5 5 2

Price: $3,375,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 598 sqm approx

Agent Comments



10 Maughan Pde BALWYN NORTH 3104 (REI/VG)

6 3 3

Price: $3,305,000
Method: Private Sale
Date: 29/02/2024
Property Type: House
Land Size: 748 sqm approx

Agent Comments



36 Albury Rd BALWYN NORTH 3104 (REI/VG)

4 3 2

Price: $3,360,000
Method: Sold Before Auction
Date: 12/02/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

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