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 Halifax Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,650,000 Property Type House Suburb Mont Albert North

Period - From 01/07/2024 to 30/09/2024 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	84 Victoria Cr MONT ALBERT 3127	$1,500,000	09/11/2024
2	428 Mont Albert Rd BOX HILL 3128	$1,550,888	30/08/2024
3	19 Jocelyn Av BALWYN NORTH 3104	$1,500,000	03/08/2024

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: 27/11/2024 08:41

2 Halifax Street, Mont Albert North Vic 3129

FLETCHERS



4 1 1

Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
September quarter 2024: $1,650,000

Comparable Properties



84 Victoria Cr MONT ALBERT 3127 (REI)

4 1 2

Price: $1,500,000
Method: Private Sale
Date: 09/11/2024
Property Type: House
Land Size: 629 sqm approx

Agent Comments



428 Mont Albert Rd BOX HILL 3128 (REI/VG)

3 1 1

Price: $1,550,888
Method: Private Sale
Date: 30/08/2024
Property Type: House (Res)
Land Size: 601 sqm approx

Agent Comments



19 Jocelyn Av BALWYN NORTH 3104 (REI/VG)

3 1 3

Price: $1,500,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 673 sqm approx

Agent Comments

Account - Fletchers | P: 9836 2222 | F: 9836 9822

REIV THE DIFFERENCE

propertydata.com.au

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