

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

15 Milne Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,350,000

&

\$1,480,000

Median sale price

Median price \$1,651,900

Property Type House

Suburb Mont Albert North

Period - From 01/04/2024

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	491 Belmore Rd MONT ALBERT NORTH 3129	\$1,360,000	18/09/2024
2	29 Chessell St MONT ALBERT NORTH 3129	\$1,451,000	17/08/2024
3	14 Arnott St MONT ALBERT NORTH 3129	\$1,395,000	27/06/2024

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:

24/09/2024 17:15



3 1 1

Property Type: House (Res)

Land Size: 615 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,480,000

Median House Price

June quarter 2024: \$1,651,900

Comparable Properties



491 Belmore Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$1,360,000

Method: Private Sale

Date: 18/09/2024

Property Type: House

Land Size: 746 sqm approx



29 Chessell St MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 1 5

Price: \$1,451,000

Method: Auction Sale

Date: 17/08/2024

Property Type: House (Res)



14 Arnott St MONT ALBERT NORTH 3129 (REI) **Agent Comments**

3 1 -

Price: \$1,395,000

Method: Private Sale

Date: 27/06/2024

Property Type: House (Res)

Land Size: 631 sqm approx