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 Kefford Court, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,580,000 & $1,680,000

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	10 Access Rd MONT ALBERT NORTH 3129	$1,590,000	02/08/2024
2	28 Box Hill Cr MONT ALBERT NORTH 3129	$1,710,000	04/07/2024
3	9 Jackson Av MONT ALBERT NORTH 3129	$1,560,000	22/06/2024

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: 25/10/2024 15:20

2 Kefford Court, Mont Albert North Vic 3129

Mark Read
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4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 615 sqm approx

Agent Comments

Indicative Selling Price
$1,580,000 - $1,680,000
Median House Price
September quarter 2024: $1,650,000

Comparable Properties



10 Access Rd MONT ALBERT NORTH 3129 (REI/VG)

3 2 2

Price: $1,590,000
Method: Private Sale
Date: 02/08/2024
Property Type: House
Land Size: 669 sqm approx

Agent Comments



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

4 2 2

Price: $1,710,000
Method: Sold Before Auction
Date: 04/07/2024
Property Type: House (Res)
Land Size: 668 sqm approx

Agent Comments



9 Jackson Av MONT ALBERT NORTH 3129 (REI/VG)

4 2 2

Price: $1,560,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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