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 Orchard Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Single price $2,450,000

Median sale price

Median price $1,735,000 Property Type House Suburb Mont Albert North

Period - From 01/07/2023 to 30/09/2023 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	7 Ajana St BALWYN NORTH 3104	$2,521,000	19/08/2023
2			
3			

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: 21/11/2023 11:06

2 Orchard Crescent, Mont Albert North Vic 3129

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4 3 2

Property Type: House (Res)

Agent Comments

Nestled atop a modern landscaped garden, this recently built abode, top-tier residence embodies the essence of refined family living. It stands as a testament to meticulous craftsmanship, showcasing opulent finishes that are nothing short of irresistible.

Indicative Selling Price
$2,450,000
Median House Price
September quarter 2023: $1,735,000

Comparable Properties



7 Ajana St BALWYN NORTH 3104 (REI/VG)

4 3 2

Price: $2,521,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House
Land Size: 463 sqm approx

Agent Comments

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.

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