

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 TIE STREET MONT ALBERT NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,620,000

Property type

House

Suburb

Mont Albert North

Period-from

17 Apr 2024

to

17 Oct 2024

Source

Corelogic

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 6 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

| | | |
|---------------------------------------------|-------------|-----------|
| 9 JACKSON AVENUE MONT ALBERT NORTH VIC 3129 | \$1,560,000 | 22-Jun-24 |
| 7 ARNOTT STREET MONT ALBERT NORTH VIC 3129 | \$1,500,000 | 04-Oct-24 |
| | | |

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 6 months.

This Statement of Information was prepared on: 17 October 2024

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**9 JACKSON AVENUE MONT
ALBERT NORTH VIC 3129**

 4  2  2

Sold Price **\$1,560,000** Sold Date **22-Jun-24**

Distance **0.12km**



**7 ARNOTT STREET MONT ALBERT
NORTH VIC 3129**

 2  1  1

Sold Price ^{RS} **\$1,500,000** Sold Date **04-Oct-24**

Distance **0.67km**

RS = Recent sale **UN** = Undisclosed Sale

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