hockingstuart





Indicative Selling Price \$1,800,000 - \$1,980,000 **Median House Price** June guarter 2017: \$1,660,000

Comparable Properties



70 Rostrevor Pde MONT ALBERT NORTH 3129 Agent Comments

(VG)



Price: \$2,088,888 Method: Sale Date: 20/02/2017

Rooms: -

= 3

Property Type: Development Site (Res)

Land Size: 1069 sqm approx



24 Yeneda St BALWYN NORTH 3104 (REI)





Price: \$1,922,000 Method: Auction Sale Date: 08/04/2017

Rooms: 5

Property Type: House (Res) Land Size: 696 sqm approx **Agent Comments**



5 Cumberland Av BALWYN NORTH 3104 (REI) Agent Comments





Price: \$1,850,000 Method: Auction Sale Date: 13/05/2017

Rooms: -

Property Type: House (Res) Land Size: 752 sqm approx

Account - hockingstuart | P: 03 9830 7000 | F: 03 9830 7017





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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	46 Mitchell Road, Mont Albert North Vic 3129
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,800,000	&	\$1,980,000

Median sale price

Median price	\$1,660,000	H	ouse X	Su	burb	Mont Albert North
Period - From	01/04/2017	to	30/06/2017	Source	REIV	,

Comparable property sales

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
70 Rostrevor Pde MONT ALBERT NORTH 3129	\$2,088,888	20/02/2017
24 Yeneda St BALWYN NORTH 3104	\$1,922,000	08/04/2017
5 Cumberland Av BALWYN NORTH 3104	\$1,850,000	13/05/2017



