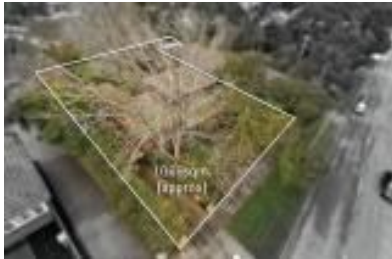




Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,980,000
Median House Price
 June quarter 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: -
Property Type: Development Site (Res)
Land Size: 1069 sqm approx



24 Yeneda St BALWYN NORTH 3104 (REI) Agent Comments



Price: \$1,922,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 696 sqm approx



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

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

46 Mitchell Road, Mont Albert North Vic 3129

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

House

X

Suburb

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