

## 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 MANNICHE AVENUE MONT ALBERT NORTH VIC 3129

### Indicative selling price

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

Single Price

\$2,050,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,575,250

Property type

House

Suburb

Mont Albert North

Period-from

01 Apr 2021

to

31 Mar 2022

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

88 ROSTREVOR PARADE MONT ALBERT NORTH VIC 3129	\$2,170,000	09-Nov-21
35 YENEDA STREET BALWYN NORTH VIC 3104	\$2,395,000	02-Mar-22
31 WOODVILLE STREET BALWYN NORTH VIC 3104	\$2,281,000	29-Jan-22

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: 05 April 2022

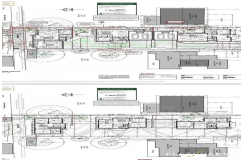


**88 ROSTREVOR PARADE MONT  
ALBERT NORTH VIC 3129**

5 2 2

Sold Price **\$2,170,000** Sold Date **09-Nov-21**

Distance **0.31km**



**35 YENEDA STREET BALWYN  
NORTH VIC 3104**

5 2 2

Sold Price <sup>RS</sup> **\$2,395,000** Sold Date **02-Mar-22**

Distance **0.43km**



**31 WOODVILLE STREET BALWYN  
NORTH VIC 3104**

5 2 2

Sold Price <sup>RS</sup> **\$2,281,000** Sold Date **29-Jan-22**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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