

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 2/18 Lorne Parade, Mont Albert Vic 3127

Indicative selling price

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

Single price \$1,175,000

Median sale price

Median price \$762,500 House Unit X Suburb Mont Albert

Period - From 01/10/2016 to 30/09/2017 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 | 1/3 New St SURREY HILLS 3127 | \$1,280,000 | 14/10/2017 |
| 2 | 5 Royal La SURREY HILLS 3127 | \$1,180,000 | 10/07/2017 |
| 3 | 3/1 Hood St MONT ALBERT 3127 | \$1,125,000 | 21/10/2017 |

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.



3 2 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,175,000
Median Unit Price
Year ending September 2017: \$762,500

Comparable Properties



1/3 New St SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$1,280,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 6
Property Type: Townhouse (Res)



5 Royal La SURREY HILLS 3127 (REI)

Agent Comments

3 2 1

Price: \$1,180,000
Method: Private Sale
Date: 10/07/2017
Rooms: 4
Property Type: House



3/1 Hood St MONT ALBERT 3127 (REI)

Agent Comments

3 2 2

Price: \$1,125,000
Method: Auction Sale
Date: 21/10/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 180 sqm approx