

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	1/36 Strabane Avenue, Mont Albert North Vic 3129
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Indicative selling price

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

Range between	\$930,000	&	\$1,020,000
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Median sale price

Median price	\$980,000	House		Unit	X	Suburb	Mont Albert North
Period - From	01/07/2016	to	30/06/2017	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	2/10 Strabane Av MONT ALBERT NORTH 3129	\$1,000,500	09/09/2017
2	1/408 Belmore Rd MONT ALBERT NORTH 3129	\$980,000	27/06/2017
3	1/46 Dunloe Av MONT ALBERT NORTH 3129	\$955,000	27/07/2017

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: Unit

Land Size: 247 sqm approx

Agent Comments

Comparable Properties



2/10 Strabane Av MONT ALBERT NORTH 3129 Agent Comments
(REI)

 3  3  2

Price: \$1,000,500

Method: Auction Sale

Date: 09/09/2017

Rooms: 7

Property Type: Unit



1/408 Belmore Rd MONT ALBERT NORTH 3129 Agent Comments
(REI)

 3  2  2

Price: \$980,000

Method: Private Sale

Date: 27/06/2017

Rooms: 6

Property Type: Unit



1/46 Dunloe Av MONT ALBERT NORTH 3129 Agent Comments
(REI)

 3  2  1

Price: \$955,000

Method: Private Sale

Date: 27/07/2017

Rooms: 5

Property Type: Unit