hockingstuart

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

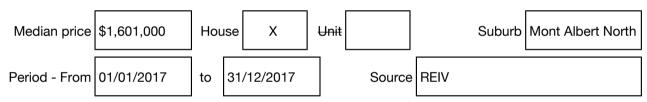
26 Lincoln Avenue, Mont Albert North Vic 3129

Indicative selling price

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

 Range between
 \$1,600,000
 &
 \$1,760,000

Median sale price



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	12 Tyrrell St MONT ALBERT NORTH 3129	\$1,845,000	26/08/2017
2	7 Winfield Rd BALWYN NORTH 3104	\$1,780,000	21/10/2017
3	7 Vivianne Av MONT ALBERT NORTH 3129	\$1,693,000	27/09/2017

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.

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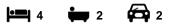
propertydata

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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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Rooms: Property Type: House (Res) Land Size: 920sqm sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,760,000 Median House Price Year ending December 2017: \$1,601,000

Comparable Properties



12 Tyrrell St MONT ALBERT NORTH 3129 (REI) Agent Comments



Price: \$1,845,000 Method: Auction Sale Date: 26/08/2017 Rooms: 6 Property Type: House (Res) Land Size: 697 sqm approx



7 Winfield Rd BALWYN NORTH 3104 (REI)



Price: \$1,780,000 Method: Auction Sale Date: 21/10/2017 Rooms: 7 Property Type: House (Res)



7 Vivianne Av MONT ALBERT NORTH 3129 Agent Comments (REI)

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Price: \$1,693,000 Method: Private Sale Date: 27/09/2017 Rooms: -Property Type: House Land Size: 735 sqm approx

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Agent Comments

