

## 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](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$1,601,000 House X Unit Suburb Mont Albert North

Period - From 01/01/2017 to 31/12/2017 Source REIV

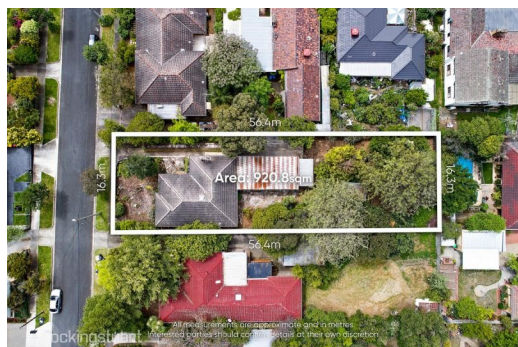
#### Comparable property sales (\*Delete A or B below as applicable)

**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	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.



4   2   2

**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](#)

4   2   2

**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)** [Agent Comments](#)

4   2   2

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



**7 Vivianne Av MONT ALBERT NORTH 3129 (REI)** [Agent Comments](#)

5   2   2

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