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4 2 2

Rooms: 7
Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
March quarter 2017: \$1,450,000

Comparable Properties



80 Victoria Cr MONT ALBERT 3127 (REI/VG) Agent Comments

4 1 2

Price: \$1,800,000
Method: Private Sale
Date: 27/03/2017
Rooms: 7
Property Type: House (Res)
Land Size: 626 sqm approx



18 Hawkins Av MONT ALBERT NORTH 3129 (REI) Agent Comments

6 2 1

Price: \$1,782,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 10
Property Type: House (Res)



7 Grange St MONT ALBERT 3127 (REI/VG) Agent Comments

3 2 2

Price: \$1,721,000
Method: Auction Sale
Date: 18/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 532 sqm approx

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: 29 Rostrevor Parade, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price: \$1,450,000 House: X Suburb: Mont Albert North

Period - From: 01/01/2017 to: 31/03/2017 Source: REIV

Comparable property sales

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
80 Victoria Cr MONT ALBERT 3127	\$1,800,000	27/03/2017
18 Hawkins Av MONT ALBERT NORTH 3129	\$1,782,000	01/04/2017
7 Grange St MONT ALBERT 3127	\$1,721,000	18/02/2017