

## 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 76 Strabane 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 \$1,500,000 & \$1,650,000

#### 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
2a Streeon Ct MONT ALBERT 3127	\$1,590,000	10/06/2017
47 View St MONT ALBERT 3127	\$1,587,000	20/05/2017
10 Arnott St MONT ALBERT NORTH 3129	\$1,585,000	30/05/2017