

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

88 Rostrevor Parade, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$2,250,000 & \$2,450,000

Median sale price

Median price \$1,590,000 Property Type House Suburb Mont Albert North

Period - From 01/01/2024 to 31/12/2024 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	7 Sutton Pde MONT ALBERT NORTH 3129	\$2,260,000	15/03/2025
2	17 Wynyard Cr BALWYN NORTH 3104	\$2,455,000	22/02/2025
3	32 Chessell St MONT ALBERT NORTH 3129	\$2,362,000	16/11/2024

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.~~

This Statement of Information was prepared on:

02/04/2025 13:34

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Indicative Selling Price

\$2,250,000 - \$2,450,000

Median House Price

Year ending December 2024: \$1,590,000



Property Type: House (Res)

Land Size: 980 sqm approx

Agent Comments

Comparable Properties



7 Sutton Pde MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$2,260,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 846 sqm approx



17 Wynyard Cr BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,455,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 997 sqm approx



32 Chessell St MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments



Price: \$2,362,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 702 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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