

# 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 2/18 LORNE PARADE, MONT ALBERT, VIC 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$1,170,000 & \$1,300,000

### Median sale price

Median price \$692,500 Property type UNIT Suburb MONT ALBERT

Period - From 01/10/2018 to 30/09/2019 Source PRICEFINDER

### Comparable property sales

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	2/11 SUNBURY CRES, SURREY HILLS, VIC 3127	\$1,230,000	17/08/2019
2	1/33 BROUGHTON RD, SURREY HILLS, VIC 3127	\$1,300,000	29/06/2019
3	2/19 ROSTREVOR PDE, MONT ALBERT NORTH, VIC 3129	\$1,250,000	22/06/2019

This Statement of Information was prepared on: 26/11/2019