

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

10 Mccoll Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,405,000 Property Type House Suburb Mont Albert North

Period - From 01/04/2019 to 30/06/2019 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	72a Strabane Av MONT ALBERT NORTH 3129	\$1,080,000	07/09/2019
2	2/70 Relowe Cr MONT ALBERT NORTH 3129	\$1,060,000	22/06/2019
3	2/16 Box Hill Cr MONT ALBERT NORTH 3129	\$988,000	20/06/2019

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:

17/10/2019 16:37



3 2 2

Property Type: House
Land Size: 266 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,040,000
Median House Price
June quarter 2019: \$1,405,000

Comparable Properties



72a Strabane Av MONT ALBERT NORTH 3129 **Agent Comments**
(REI)

3 2 1

Price: \$1,080,000
Method: Auction Sale
Date: 07/09/2019
Rooms: 6
Property Type: Townhouse (Res)



2/70 Relowe Cr MONT ALBERT NORTH 3129 **Agent Comments**
(REI)

3 2 2

Price: \$1,060,000
Method: Auction Sale
Date: 22/06/2019
Rooms: 6
Property Type: Unit



2/16 Box Hill Cr MONT ALBERT NORTH 3129 **Agent Comments**
(REI)

3 3 2

Price: \$988,000
Method: Private Sale
Date: 20/06/2019
Property Type: Townhouse (Res)
Land Size: 179 sqm approx