

## 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 5/5 Rowland Street, 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)

Range between \$750,000 & \$825,000

#### Median sale price

Median price \$740,000 House Unit X Suburb Mont Albert

Period - From 01/01/2018 to 31/12/2018 Source REIV

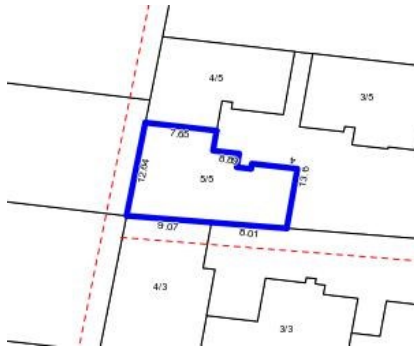
#### Comparable property sales (\*Delete A or B below as applicable)

**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	1/40 Severn St BOX HILL NORTH 3129	\$846,000	16/02/2019
2	16/86 Victoria Cr MONT ALBERT 3127	\$830,000	29/03/2019
3	1/38 Florence Rd SURREY HILLS 3127	\$760,000	16/02/2019

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.



3   
 1   
 1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$750,000 - \$825,000

**Median Unit Price**

Year ending December 2018: \$740,000

## Comparable Properties



**1/40 Severn St BOX HILL NORTH 3129 (REI)**

3   
 1   
 2

**Agent Comments**

Inferior location but one of two on the block.

**Price:** \$846,000  
**Method:** Auction Sale  
**Date:** 16/02/2019  
**Rooms:** -  
**Property Type:** Unit



**16/86 Victoria Cr MONT ALBERT 3127 (REI)**

3   
 2   
 2

**Agent Comments**

Inferior location and split level.

**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 29/03/2019  
**Rooms:** -  
**Property Type:** Unit



**1/38 Florence Rd SURREY HILLS 3127 (REI)**

2   
 1   
 1

**Agent Comments**

Large block and front unit.

**Price:** \$760,000  
**Method:** Auction Sale  
**Date:** 16/02/2019  
**Rooms:** -  
**Property Type:** Unit