

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 31 Allison Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,455,000 House X Unit Suburb Mont Albert North

Period - From 01/04/2018 to 30/06/2018 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	2/30 Kenmare St MONT ALBERT 3127	\$1,275,000	05/05/2018
2	31 Clyde St BOX HILL NORTH 3129	\$1,270,000	28/07/2018
3	4/412 Belmore Rd MONT ALBERT NORTH 3129	\$1,150,000	19/05/2018

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 3 2

Rooms:
Property Type: House (Res)
Land Size: 374 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 June quarter 2018: \$1,455,000

Comparable Properties



2/30 Kenmare St MONT ALBERT 3127 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,275,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: Unit
Land Size: 309 sqm approx



31 Clyde St BOX HILL NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$1,270,000
Method: Auction Sale
Date: 28/07/2018
Rooms: 6
Property Type: House
Land Size: 461 sqm approx



4/412 Belmore Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,150,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 8
Property Type: Townhouse (Res)