

# 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

8/42 Strabane Avenue, Mont Albert North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000

&

\$649,000

### Median sale price

Median price \$1,250,000

Property Type Unit

Suburb Mont Albert North

Period - From 19/04/2021

to

18/04/2022

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	3/38a Thames St BOX HILL NORTH 3129	\$640,000	03/03/2022
2	7/463 Belmore Rd MONT ALBERT NORTH 3129	\$631,000	29/01/2022
3	2/32 Zetland Rd MONT ALBERT 3127	\$595,000	09/02/2022

**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:

19/04/2022 13:22



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$590,000 - \$649,000

**Median Unit Price**

19/04/2021 - 18/04/2022: \$1,250,000

## Comparable Properties



**3/38a Thames St BOX HILL NORTH 3129 (REI)** Agent Comments



**Price:** \$640,000

**Method:** Sold Before Auction

**Date:** 03/03/2022

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 148 sqm approx



**7/463 Belmore Rd MONT ALBERT NORTH 3129 (REI/VG)** Agent Comments



**Price:** \$631,000

**Method:** Private Sale

**Date:** 29/01/2022

**Property Type:** Townhouse (Res)



**2/32 Zetland Rd MONT ALBERT 3127 (VG)** Agent Comments



**Price:** \$595,000

**Method:** Sale

**Date:** 09/02/2022

**Property Type:** Flat/Unit/Apartment (Res)

**Account - Philip Webb**