

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

34 Strabane Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,830,000 & \$2,013,000

Median sale price

Median price \$1,525,000 Property Type House Suburb Mont Albert North

Period - From 01/07/2019 to 30/06/2020 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	46 Severn St BOX HILL NORTH 3129	\$1,908,000	09/05/2020
2	1 Lightfoot St MONT ALBERT 3127	\$2,140,000	28/04/2020
3	3 Courbrant Ct MONT ALBERT NORTH 3129	\$1,810,000	08/02/2020

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:

07/08/2020 10:09



3 2 4

Rooms: 5
Property Type: House
Land Size: 929 sqm approx
Agent Comments

Approved planning permit for 3 town houses.

Indicative Selling Price

\$1,830,000 - \$2,013,000

Median House Price

Year ending June 2020: \$1,525,000

Comparable Properties



46 Severn St BOX HILL NORTH 3129 (REI)

Agent Comments

3 2 4

Price: \$1,908,000
Method: Auction Sale
Date: 09/05/2020
Property Type: House (Res)
Land Size: 1055 sqm approx



1 Lightfoot St MONT ALBERT 3127 (REI)

Agent Comments

4 2 -

Price: \$2,140,000
Method: Private Sale
Date: 28/04/2020
Property Type: House



3 Courbrant Ct MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

4 2 2

Price: \$1,810,000
Method: Auction Sale
Date: 08/02/2020
Rooms: 4
Property Type: House (Res)
Land Size: 1030 sqm approx