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 betweer	\$1,830,000		&		\$2,013,000					
Median sale p	rice									
Median price	\$1,525,000	Pro	operty Type Hous		se		Suburb	Mont Albert North		
Period - From	01/07/2019	to	30/06/2020		So	urce	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.

Add	dress 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









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)



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

Agent Comments

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

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3 Courbrant Ct MONT ALBERT NORTH 3129 Agent Comments (REI/VG) **Len** 4 2

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

Account - Noel Jones | P: 03 98996466 | F: 03 9899 5150



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.