## 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

1/13 Valda Avenue, Mont Albert North Vic 3129

#### Indicative selling price

For the meaning	of this price see	consur	ner.vic.go	v.au/	/underquot	ing		
Range betweer	\$990,000		&		\$1,089,000			
Median sale p	rice							
Median price	\$1,592,000	Prope	Property Type Hous		se		Suburb	Mont Albert North
Period - From	01/10/2020	to 31	1/12/2020		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.

Ade	dress of comparable property	Price	Date of sale
1	1/38 Melrose St MONT ALBERT NORTH 3129	\$1,105,000	22/07/2020
2	2/19 Moselle St MONT ALBERT NORTH 3129	\$1,070,000	02/09/2020
3	1/416 Belmore Rd MONT ALBERT NORTH 3129	\$1,070,000	01/08/2020

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:

18/01/2021 13:00









**Property Type:** Townhouse (Res) **Land Size:** 269 sqm approx Agent Comments Indicative Selling Price \$990,000 - \$1,089,000 Median House Price December quarter 2020: \$1,592,000

# **Comparable Properties**





Method: Private Sale Date: 22/07/2020 Rooms: 6 Property Type: Townhouse (Single)



Agent Comments



Price: \$1,070,000 Method: Private Sale Date: 02/09/2020

Property Type: Unit

(REI/VG)



1/416 Belmore Rd MONT ALBERT NORTH 3129 (REI/VG)



Price: \$1,070,000 Method: Auction Sale Date: 01/08/2020 Rooms: 7 Property Type: Townhouse (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



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.