

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 consumer.vic.gov.au/underquoting

Range between \$990,000 & \$1,089,000

Median sale price

Median price \$1,592,000 Property Type House Suburb Mont Albert North

Period - From 01/10/2020 to 31/12/2020 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	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



3 2 2

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



1/38 Melrose St MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

3 2 2

Price: \$1,105,000

Method: Private Sale

Date: 22/07/2020

Rooms: 6

Property Type: Townhouse (Single)



2/19 Moselle St MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

3 2 2

Price: \$1,070,000

Method: Private Sale

Date: 02/09/2020

Property Type: Unit



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

Agent Comments

4 2 2

Price: \$1,070,000

Method: Auction Sale

Date: 01/08/2020

Rooms: 7

Property Type: Townhouse (Res)