

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

2/80 Dunloe Avenue, Mont Albert Vic 3127

Indicative selling price

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

Range between

\$1,380,000

&

\$1,480,000

Median sale price

Median price

\$1,350,000

Property Type

Townhouse

Suburb

Mont Albert

Period - From

07/08/2022

to

06/08/2023

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	3/56 Belgravia Av MONT ALBERT NORTH 3129	\$1,450,000	19/07/2023
2			
3			

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:

07/08/2023 11:31



Property Type:
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,480,000
Median Townhouse Price
07/08/2022 - 06/08/2023: \$1,350,000

Comparable Properties



3/56 Belgravia Av MONT ALBERT NORTH 3129 Agent Comments
(REI)



Price: \$1,450,000
Method: Sold Before Auction
Date: 19/07/2023
Property Type: Townhouse (Res)

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.