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

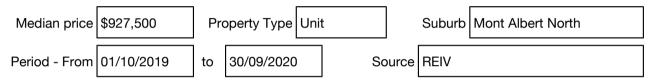
3/1-3 Friend Street, Mont Albert North Vic 3129

Indicative selling price

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

Single price \$775,000

Median sale price



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	2/12 Ovens St BOX HILL NORTH 3129	\$830,000	20/06/2020
2	3/15 Kingsnorth St DONCASTER 3108	\$770,000	05/06/2020
3	3/37 Ayr St DONCASTER 3108	\$721,000	10/08/2020

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:

10/11/2020 10:43









Property Type: Unit Agent Comments

Indicative Selling Price \$775,000 Median Unit Price Year ending September 2020: \$927,500

Comparable Properties



2/12 Ovens St BOX HILL NORTH 3129 (REI/VG) Agent Comments



Price: \$830,000 Method: Auction Sale Date: 20/06/2020 Rooms: 4 Property Type: House (Res) Land Size: 226 sqm approx



3/15 Kingsnorth St DONCASTER 3108 (VG)

Agent Comments



Price: \$770,000 Method: Sale Date: 05/06/2020 Property Type: Flat/Unit/Apartment (Res)



3/37 Ayr St DONCASTER 3108 (REI/VG)



Price: \$721,000 Method: Private Sale Date: 10/08/2020 Property Type: Unit Land Size: 293 sqm approx Agent Comments

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

propertydata



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.