

# 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 this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$775,000

### Median sale price

Median price

\$927,500

Property Type

Unit

Suburb

Mont Albert North

Period - From

01/10/2019

to

30/09/2020

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	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



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**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**

2 1 2

**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**

3 - -

**Price:** \$770,000

**Method:** Sale

**Date:** 05/06/2020

**Property Type:** Flat/Unit/Apartment (Res)



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

**Agent Comments**

2 2 2

**Price:** \$721,000

**Method:** Private Sale

**Date:** 10/08/2020

**Property Type:** Unit

**Land Size:** 293 sqm approx