

# 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 63 Strabane Avenue, 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)

Range between \$2,100,000 & \$2,300,000

### Median sale price

Median price \$1,824,000 Property Type House Suburb Mont Albert North

Period - From 01/07/2021 to 30/09/2021 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 | 70 Rostrevor Pde MONT ALBERT NORTH 3129 | \$2,398,000 | 03/11/2021   |
| 2 | 15 Evelina St MONT ALBERT NORTH 3129    | \$2,360,000 | 10/11/2021   |
| 3 | 20 Rostrevor Pde MONT ALBERT NORTH 3129 | \$2,210,000 | 06/11/2021   |

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: 02/12/2021 14:57



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 1164 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,100,000 - \$2,300,000  
**Median House Price**  
September quarter 2021: \$1,824,000

## Comparable Properties



**70 Rostrevor Pde MONT ALBERT NORTH 3129** **Agent Comments**  
(REI)



**Price:** \$2,398,000  
**Method:** Private Sale  
**Date:** 03/11/2021  
**Property Type:** Land (Res)  
**Land Size:** 1069 sqm approx



**15 Evelina St MONT ALBERT NORTH 3129** **Agent Comments**  
(REI)



**Price:** \$2,360,000  
**Method:** Sold Before Auction  
**Date:** 10/11/2021  
**Property Type:** House (Res)  
**Land Size:** 1235.66 sqm approx



**20 Rostrevor Pde MONT ALBERT NORTH 3129** **Agent Comments**  
(REI)



**Price:** \$2,210,000  
**Method:** Auction Sale  
**Date:** 06/11/2021  
**Property Type:** House (Res)  
**Land Size:** 840 sqm approx

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