

# 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

4/12 Francesca 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)

Range between

\$1,500,000

&

\$1,550,000

### Median sale price

Median price

\$1,310,000

Property Type

Townhouse

Suburb

Mont Albert North

Period - From

17/02/2021

to

16/02/2022

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	34 Allison Rd MONT ALBERT NORTH 3129	\$1,530,000	06/11/2021
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:

17/02/2022 17:53



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,500,000 - \$1,550,000  
**Median Townhouse Price**  
17/02/2021 - 16/02/2022: \$1,310,000

## Comparable Properties

**34 Allison Rd MONT ALBERT NORTH 3129**  
(REI/VG)

Agent Comments



**Price:** \$1,530,000  
**Method:** Auction Sale  
**Date:** 06/11/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 269 sqm approx

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.

**Account - Barry Plant | P: 03 9842 8888**