Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	4/12 Francesca Street, Mont Albert North Vic 3129
Including suburb and	

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Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between	\$1,500,000	&	\$1,550,000
Range between	\$1,500,000	&	\$1,550,000

Median sale price

Median price	\$1,310,000	Pro	perty Type To	ownhouse		Suburb	Mont Albert North
Period - From	17/02/2021	to	16/02/2022	s	ource	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 sixmonths 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

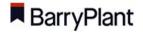
1	34 Allison Rd MONT ALBERT NORTH 3129	\$1,530,000	06/11/2021
2			
3			

OR

В* 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









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

Agent Comments

Comparable Properties

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

₽ 2

Price: \$1,530,000

4

Property Type: Townhouse (Res)
Land Size: 269 sqm approx

Price: \$1,530,000

Method: Auction Sale

Date: 06/11/2021

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



