

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

1 Moselle Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price*

Median price

Property Type

Suburb

Mont Albert North

Period - From

to

Source

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	3/33 Evelina St MONT ALBERT NORTH 3129	\$1,380,000	19/09/2024
2	2/19 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,378,000	25/05/2024
3	6/7 Montrose St SURREY HILLS 3127	\$1,350,000	21/05/2024

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:

29/10/2024 09:11

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

1 Moselle Street, Mont Albert North Vic 3129

McGrath



3 3 2

Property Type: House
Land Size: 389 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
No median price available

Comparable Properties



3/33 Evelina St MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$1,380,000
Method: Sold Before Auction
Date: 19/09/2024
Property Type: Unit
Land Size: 307 sqm approx



2/19 Rostrevor Pde MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

3 3 2

Price: \$1,378,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Townhouse (Res)
Land Size: 216 sqm approx



6/7 Montrose St SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$1,350,000
Method: Private Sale
Date: 21/05/2024
Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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