

# 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

14 Lloyd 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 \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,576,000

Property Type House

Suburb Mont Albert North

Period - From 04/10/2020

to

03/10/2021

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 | 434 Station St BOX HILL 3128       | \$1,460,000 | 16/07/2021   |
| 2 | 2/2 Hotham St MONT ALBERT 3127     | \$1,395,000 | 15/05/2021   |
| 3 | 1/6 Gladstone St SURREY HILLS 3127 | \$1,345,000 | 15/05/2021   |

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:

04/10/2021 12:17



3 2 1

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 327 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
04/10/2020 - 03/10/2021: \$1,576,000

## Comparable Properties



**434 Station St BOX HILL 3128 (REI)**

**Agent Comments**

5 2 2

**Price:** \$1,460,000  
**Method:** Sold Before Auction  
**Date:** 16/07/2021  
**Property Type:** House (Res)  
**Land Size:** 429 sqm approx



**2/2 Hotham St MONT ALBERT 3127 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,395,000  
**Method:** Auction Sale  
**Date:** 15/05/2021  
**Property Type:** House (Res)



**1/6 Gladstone St SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,345,000  
**Method:** Auction Sale  
**Date:** 15/05/2021  
**Property Type:** Townhouse (Res)