

# 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

7/101 Rostrevor Parade, 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)

Single price

\$1,500,000

### Median sale price

Median price

\$1,400,000

Property Type

Townhouse

Suburb

Mont Albert North

Period - From

10/07/2022

to

09/07/2023

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	5/101 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,565,000	21/03/2023
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:

10/07/2023 10:14

7/101 Rostrevor Parade, Mont Albert North Vic 3129

**Jellis  
Craig**

Sam Babalis

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**Indicative Selling Price**

\$1,500,000

**Median Townhouse Price**

10/07/2022 - 09/07/2023: \$1,400,000



 3  2  2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**5/101 Rostrevor Pde MONT ALBERT NORTH  
3129 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,565,000

**Method:** Private Sale

**Date:** 21/03/2023

**Property Type:** Townhouse (Single)

**Land Size:** 257 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 - Jellis Craig** | P: 03 8841 4888 | F: 03 8841 4800



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