

Statement of Information

Single Residential Property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
including suburb
and postcode

4/3 Dunloe Avenue, Mont Albert North

Indicative selling price

For the meaning of this price see consumer.vic.gov.edu/underquoting (*Delete single price or range as applicable).

Single price **N/A**

Or range
between **\$795,000**

&

\$874,500

Median sale price

(*Delete House or Unit as applicable)

Median price **\$1,450,000**

House or Unit

Townhouse

Suburb

Mont Albert North

Period - From **01/01/2017**

To

31/03/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within 2 kilometres of the property for sale in the last six months that the real estate agent or agent's representative considers to be the most comparable to the property for sale

Address of comparable property	Price	Date
1: 2/15 York St, Surrey Hills	\$820,000	10/06/2017
2: 1/24 St Johns Ave, Mont Albert	\$820,000	08/04/2017
3: 3/666 Whitehorse Rd, Mont Albert	\$850,000	26/11/2016

OR

B* The estate 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 guide must not be taken as legal advice.