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

53B Strabane Avenue, Mont Albert North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,200,000		&		\$1,300,000					
Median sale p	rice									
Median price	\$1,838,000	Pro	Property Type Hous		se		Suburb	Mont Albert North		
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5/33 Francesca St MONT ALBERT NORTH 3129	\$1,256,000	14/05/2022
2	2/40 Dunloe Av MONT ALBERT NORTH 3129	\$1,190,000	02/04/2022
3	585 Elgar Rd MONT ALBERT NORTH 3129	\$1,162,000	07/05/2022

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:

17/05/2022 10:51



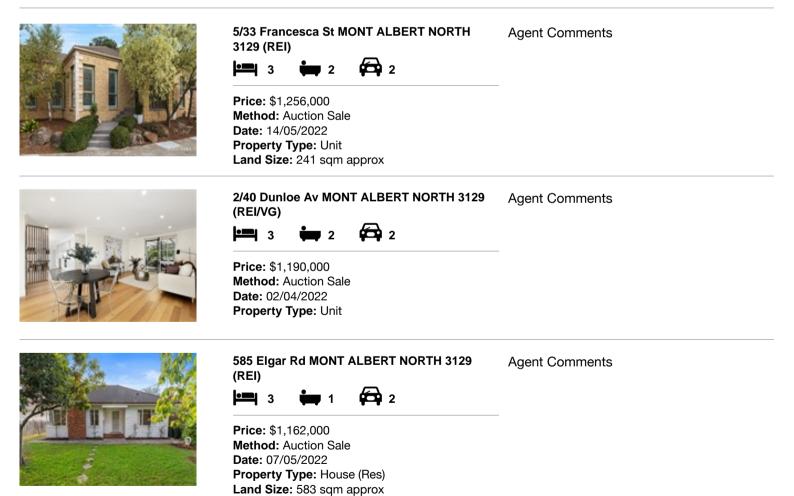






Property Type: Divorce/Estate/Family Transfers Land Size: 783 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price March quarter 2022: \$1,838,000

Comparable Properties



Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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