## 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

1B Rowland Street, Mont Albert Vic 3127

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,200,000	&	\$1,300,000					
Median sale price								
Median price	\$1,770,000	Property Type H	ouse	Suburb	Mont Albert			
Period - From	01/07/2021	to 30/09/2021	Source	e 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.

Add	dress of comparable property	Price	Date of sale
1	16a Boronia St SURREY HILLS 3127	\$1,405,000	13/11/2021
2	2/97 Strabane Av BALWYN 3103	\$1,350,000	20/11/2021
3	10/86 Victoria Cr MONT ALBERT 3127	\$1,215,000	20/11/2021

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:

13/01/2022 14:19









Property Type: House (Previously Occupied - Detached) Land Size: 200 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price September quarter 2021: \$1,770,000

# **Comparable Properties**



16a Boronia St SURREY HILLS 3127 (REI)



Price: \$1,405,000 Method: Auction Sale Date: 13/11/2021 Property Type: Unit Land Size: 310 sqm approx

Agent Comments

Agent Comments



2/97 Strabane Av BALWYN 3103 (REI)

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Price: \$1,350,000 Method: Auction Sale Date: 20/11/2021 Property Type: Townhouse (Res)



10/86 Victoria Cr MONT ALBERT 3127 (REI)

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Agent Comments

Price: \$1,215,000 Method: Sold Before Auction Date: 20/11/2021 Property Type: Townhouse (Res)

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





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