

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,770,000

Property Type House

Suburb Mont Albert

Period - From 01/07/2021

to 30/09/2021

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	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



3 2 1

**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)**

**Agent Comments**

3 2 2

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



**2/97 Strabane Av BALWYN 3103 (REI)**

**Agent Comments**

3 2 2

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



**10/86 Victoria Cr MONT ALBERT 3127 (REI)**

**Agent Comments**

3 2 2

**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