

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

2/45 Rostrevor Parade Mont Albert North VIC 3129

Indicative selling price

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

Single Price

or range
between

\$985,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,024,000

Property type

Unit

Suburb

Mont Albert North

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

4/27 Francesca Street Mont Albert North VIC 3129	\$920,000	01-Aug-20
2/16 Dunloe Avenue Mont Albert North VIC 3129	\$995,000	12-Dec-20
1/416 Belmore Road Mont Albert North VIC 3129	\$1,110,000	04-Sep-20

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 6 months.~~

This Statement of Information was prepared on: 31 January 2021



4/27 Francesca Street Mont Albert North VIC 3129

3 1 2

Sold Price

\$920,000

Sold Date

01-Aug-20

Distance

0.47km



2/16 Dunloe Avenue Mont Albert North VIC 3129

2 2 2

Sold Price

\$995,000

Sold Date

12-Dec-20

Distance

0.7km



1/416 Belmore Road Mont Albert North VIC 3129

3 3 2

Sold Price

\$1,110,000

Sold Date

04-Sep-20

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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