

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

2/62 Relowe Crescent 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

\$1,380,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$942,500

Property type

Unit

Suburb

Mont Albert North

Period-from

01 Aug 2020

to

31 Jul 2021

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

1/60 Relowe Crescent Mont Albert North VIC 3129	\$1,602,000	19-Jun-21
4/39 Orchard Crescent Mont Albert North VIC 3129	\$1,460,000	24-Apr-21

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: 02 August 2021



**1/60 Relowe Crescent Mont Albert
North VIC 3129**

Sold Price

^{RS}

\$1,602,000

Sold Date

19-Jun-21



4



2



2

Distance

0.03km



**4/39 Orchard Crescent Mont Albert
North VIC 3129**

Sold Price

\$1,460,000

Sold Date

24-Apr-21



4



2



1

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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