

### 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

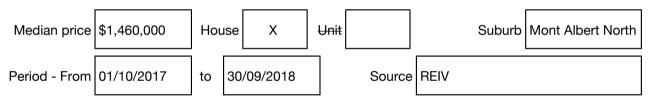
6 Dunloe Avenue, Mont Albert North Vic 3129

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,470,000

#### Median sale price



#### 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	48 Boondara Rd MONT ALBERT NORTH 3129	\$1,420,000	24/08/2018
2	13 Dunloe Av MONT ALBERT NORTH 3129	\$1,388,000	27/10/2018
3	9 Leopold Cr MONT ALBERT 3127	\$1,375,500	13/10/2018

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.

Account - Noel Jones | P: 03 98996466 | F: 03 9899 5150

propertydata

#### Generated: 10/01/2019 09:46

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



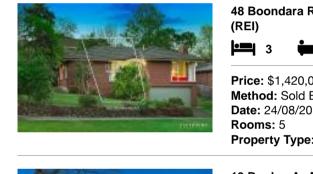




Rooms: Property Type: House (Res) Land Size: 650 sqm approx Agent Comments

**Indicative Selling Price** \$1,470,000 **Median House Price** Year ending September 2018: \$1,460,000

## **Comparable Properties**



and the second	48 Boondara Rd MONT ALBERT NORTH 3129 (REI) 3  40  2	Agent Comments Land approx. 717sqm	
	Price: \$1,420,000 Method: Sold Before Auction Date: 24/08/2018 Rooms: 5 Property Type: House (Res)		
	13 Dunloe Av MONT ALBERT NORTH 3129 (REI)         Image: 1       3       Image: 2         Image: 2       3       Image: 2         Price: \$1,388,000       Method: Auction Sale         Date: 27/10/2018       Booms: 7         Property Type: Townhouse (Res)	Agent Comments Land approx. 502sqm	
	9 Leopold Cr MONT ALBERT 3127 (REI) 3 1 2 Price: \$1,375,500 Method: Auction Sale Date: 13/10/2018 Rooms: 5	Agent Comments Land approx. 730sqm	

Account - Noel Jones | P: 03 98996466 | F: 03 9899 5150

Property Type: House (Res)

#### Generated: 10/01/2019 09:46

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

