

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

81 Strabane Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$927,500 Property Type Unit Suburb Mont Albert North

Period - From 27/10/2019 to 26/10/2020 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	1/18 Lorne Pde MONT ALBERT 3127	\$1,200,000	28/07/2020
2	3/19 Moselle St MONT ALBERT NORTH 3129	\$1,155,000	14/05/2020
3	2/19 Moselle St MONT ALBERT NORTH 3129	\$1,070,000	02/09/2020

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:

27/10/2020 11:35



3 2 2

Property Type:

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

27/10/2019 - 26/10/2020: \$927,500

Comparable Properties

1/18 Lorne Pde MONT ALBERT 3127 (VG)

Agent Comments

3 - -

Price: \$1,200,000

Method: Sale

Date: 28/07/2020

Property Type: Flat/Unit/Apartment (Res)

3/19 Moselle St MONT ALBERT NORTH 3129 (VG)

Agent Comments

2 - -

Price: \$1,155,000

Method: Sale

Date: 14/05/2020

Property Type: Strata Unit/Villa Unit/Townhouse
- Single OYO Unit



2/19 Moselle St MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$1,070,000

Method: Private Sale

Date: 02/09/2020

Property Type: Unit