

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

3 Courbrant Court, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,650,000

&

\$1,800,000

Median sale price

Median price \$1,460,000

House

X

Unit

Suburb

Mont Albert North

Period - From 01/10/2017

to

30/09/2018

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	17 Kenmare St MONT ALBERT NORTH 3129	\$1,900,000	23/06/2018
2	2 Lloyd St MONT ALBERT NORTH 3129	\$1,766,000	01/09/2018
3	75a Rostrevor Pde MONT ALBERT NORTH 3129	\$1,740,000	18/07/2018

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.



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 1030 sqm approx
Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,800,000
Median House Price
 Year ending September 2018: \$1,460,000

Comparable Properties



17 Kenmare St MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$1,900,000
Method: Auction Sale
Date: 23/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 1161 sqm approx



2 Lloyd St MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 2 1

Price: \$1,766,000
Method: Auction Sale
Date: 01/09/2018
Rooms: 6
Property Type: House (Res)
Land Size: 676 sqm approx



75a Rostrevor Pde MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,740,000
Method: Private Sale
Date: 18/07/2018
Rooms: -
Property Type: House