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

4/389 Mont Albert Road, Mont Albert Vic 3127

Indicative selling price

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

Range between | $550,000 | & | $600,000

Median sale price

| Median price | $715,000 | Property Type | Unit | Suburb | Mont Albert |
| Period - From | 01/04/2020 | to | 31/03/2021 | 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	7/10 Clyde St SURREY HILLS 3127	$599,500	25/05/2021
2	3/10 Clyde St SURREY HILLS 3127	$609,000	22/05/2021
3	1/10-14 Clyde St SURREY HILLS 3127	$555,000	23/12/2020

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: 22/06/2021 15:45

CONSUMER AFFAIRS VICTORIA

🛏 2   🛁 1   🚗 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
Year ending March 2021: $715,000

Comparable Properties

7/10 Clyde St SURREY HILLS 3127 (REI)

🛏 2   🛁 1   🚗 1

Price: $599,500
Method: Sold Before Auction
Date: 25/05/2021
Property Type: Unit

Agent Comments

3/10 Clyde St SURREY HILLS 3127 (REI)

🛏 2   🛁 1   🚗 1

Price: $609,000
Method: Auction Sale
Date: 22/05/2021
Property Type: Apartment

Agent Comments

1/10-14 Clyde St SURREY HILLS 3127 (REI)

🛏 2   🛁 1   🚗 1

Price: $555,000
Method: Private Sale
Date: 23/12/2020
Property Type: Apartment

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

REIV THE DIFFERENCE   propertydata.com.au