

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

3/80 DUNLOE AVENUE 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

\$1,650,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,664,500

Property type

Townhouse

Suburb

Mont Albert North

Period-from

01 Aug 2022

to

31 Jul 2023

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

34 DUNLOE AVENUE MONT ALBERT NORTH VIC 3129

\$2,000,000

13-Feb-23

1/62 RELOWE CRESCENT MONT ALBERT NORTH VIC 3129

\$1,862,000

30-Apr-22

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: 22 August 2023



34 DUNLOE AVENUE MONT
ALBERT NORTH VIC 3129

 4  3  2

Sold Price \$2,000,000 Sold Date 13-Feb-23

Distance 0.48km



1/62 RELOWE CRESCENT MONT
ALBERT NORTH VIC 3129

 4  3  2

Sold Price \$1,862,000 Sold Date 30-Apr-22

Distance 0.6km

RS = Recent sale

UN = Undisclosed Sale

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