

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

1/28 Melrose Street 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

\$1,210,000

&

\$1,330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,140,500

Property type

Unit

Suburb

Mont Albert North

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/37 Boondara Road Mont Albert North VIC 3129	\$1,340,200	28-Aug-21
1/9 Mitchell Road Mont Albert North VIC 3129	\$1,250,000	30-Oct-21
3/4 Gilbert Street Mont Albert VIC 3127	\$1,362,000	19-Oct-21

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: 17 February 2022



2/37 Boondara Road Mont Albert North VIC 3129

4 3 2

Sold Price

\$1,340,200

Sold Date

28-Aug-21

Distance

0.9km



1/9 Mitchell Road Mont Albert North VIC 3129

4 2 1

Sold Price

^{RS} **\$1,250,000**

Sold Date

30-Oct-21

Distance

0.74km



3/4 Gilbert Street Mont Albert VIC 3127

4 3 2

Sold Price

\$1,362,000

Sold Date

19-Oct-21

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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