

# 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

70 Rostrevor Parade, Mont Albert North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000 & \$2,400,000

### Median sale price

Median price \$1,592,000 Property Type House Suburb Mont Albert North

Period - From 01/10/2020 to 31/12/2020 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	20 Raynes St BALWYN 3103	\$2,310,000	27/03/2021
2	46 Victoria Cr MONT ALBERT 3127	\$2,208,888	30/10/2020
3	774 Whitehorse Rd MONT ALBERT 3127	\$2,400,000	05/12/2020

**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:

08/04/2021 11:04



**Property Type:** Development Site (Res)

**Land Size:** 1069 approx. sqm approx

Agent Comments

## Comparable Properties



**20 Raynes St BALWYN 3103 (REI)**

Agent Comments



**Price:** \$2,310,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** House (Res)

**Land Size:** 1090 sqm approx



**46 Victoria Cr MONT ALBERT 3127 (REI/VG)**

Agent Comments



**Price:** \$2,208,888

**Method:** Private Sale

**Date:** 30/10/2020

**Property Type:** House

**Land Size:** 892 sqm approx



**774 Whitehorse Rd MONT ALBERT 3127 (REI)**

Agent Comments



**Price:** \$2,400,000

**Method:** Auction Sale

**Date:** 05/12/2020

**Property Type:** House (Res)

**Land Size:** 786 sqm approx