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#### 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	6 Goddard Court, Mont Albert North Vic 3129
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,460,000	Ηοι	ıse X	Unit		S	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

Add	dress of comparable property	Price	Date of sale
1	16 Access Rd MONT ALBERT NORTH 3129	\$1,460,000	07/05/2018
2	31a Kenmare St MONT ALBERT NORTH 3129	\$1,450,000	21/06/2018
3	13 Dunloe Av MONT ALBERT NORTH 3129	\$1,388,000	27/10/2018

#### 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.

Account - Noel Jones | P: 03 98996466 | F: 03 9899 5150













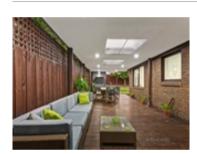


Property Type: House (Res) Land Size: 775 sqm approx

Agent Comments

**Indicative Selling Price** \$1,450,000 **Median House Price** Year ending September 2018: \$1,460,000

# Comparable Properties



16 Access Rd MONT ALBERT NORTH 3129

(REI)

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Price: \$1,460,000 Method: Private Sale Date: 07/05/2018

Rooms: -

Property Type: House Land Size: 580 sqm approx **Agent Comments** 



31a Kenmare St MONT ALBERT NORTH 3129

**5** 





Price: \$1,450,000 Method: Private Sale Date: 21/06/2018

Rooms: -

Property Type: House Land Size: 649 sqm approx Agent Comments



13 Dunioe Av MONT ALBERT NORTH 3129

(REI)

**-**3



**Agent Comments** 

Land approx. 502sqm

Price: \$1,388,000 Method: Auction Sale Date: 27/10/2018

Rooms: 7

Property Type: Townhouse (Res)

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