

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

**Indicative selling price**

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

Single price

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	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.



4   2   2

**Rooms:**  
**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)**   **Agent Comments**

4   3   2

**Price:** \$1,460,000  
**Method:** Private Sale  
**Date:** 07/05/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 580 sqm approx



**31a Kenmare St MONT ALBERT NORTH 3129 (REI)**   **Agent Comments**

5   3   2

**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 21/06/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 649 sqm approx



**13 Dunloe Av MONT ALBERT NORTH 3129 (REI)**   **Agent Comments**  
Land approx. 502sqm

3   3   2

**Price:** \$1,388,000  
**Method:** Auction Sale  
**Date:** 27/10/2018  
**Rooms:** 7  
**Property Type:** Townhouse (Res)