

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

63 Strabane Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Single price \$2,550,000

Median sale price

Median price \$1,805,000

Property Type House

Suburb Mont Albert North

Period - From 01/10/2023

to 31/12/2023

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	2 Belgravia Av MONT ALBERT NORTH 3129	\$2,631,180	20/10/2023
2			
3			

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:

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Indicative Selling Price

\$2,550,000

Median House Price

December quarter 2023: \$1,805,000



 4  2  2

Property Type: House

Land Size: 1165 sqm approx

Agent Comments

Comparable Properties



2 Belgravia Av MONT ALBERT NORTH 3129 (REI)

Agent Comments

 4  2  1

Price: \$2,631,180

Method: Private Sale

Date: 20/10/2023

Property Type: House

Land Size: 1436 sqm approx

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.