

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

1/30 Francesca Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,320,100

Property Type Unit

Suburb Mont Albert North

Period - From 01/07/2021

to 30/09/2021

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	2/62 Relowe Cr MONT ALBERT NORTH 3129	\$1,580,000	08/09/2021
2	34 Allison Rd MONT ALBERT NORTH 3129	\$1,530,000	06/11/2021
3	2/19 Orchard Cr MONT ALBERT NORTH 3129	\$1,405,000	10/07/2021

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:

09/11/2021 13:20



4 3 2

Rooms: 7

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median Unit Price

September quarter 2021: \$1,320,100

Comparable Properties



2/62 Relowe Cr MONT ALBERT NORTH 3129 (REI)

Agent Comments

5 3 2

Price: \$1,580,000

Method: Sold Before Auction

Date: 08/09/2021

Property Type: Townhouse (Res)

34 Allison Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,530,000

Method: Auction Sale

Date: 06/11/2021

Property Type: Townhouse (Res)



2/19 Orchard Cr MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

3 2 2

Price: \$1,405,000

Method: Auction Sale

Date: 10/07/2021

Property Type: Townhouse (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017