

# 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

14 Scarborough Square, Mont Albert North Vic 3129

### Indicative selling price

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

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,315,000 Property Type Townhouse Suburb Mont Albert North

Period - From 15/11/2023 to 14/11/2024 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	4/3 Dunloe Av MONT ALBERT NORTH 3129	\$932,500	14/10/2024
2	2/13 Valda Av MONT ALBERT NORTH 3129	\$935,000	10/08/2024
3	6 Mayfair MONT ALBERT NORTH 3129	\$1,040,000	29/07/2024

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: 15/11/2024 15:35



 3    2    2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Townhouse Price**

15/11/2023 - 14/11/2024: \$1,315,000

## Comparable Properties



**4/3 Dunloe Av MONT ALBERT NORTH 3129 (REI)**

Agent Comments

 3    2    1

**Price:** \$932,500

**Method:** Private Sale

**Date:** 14/10/2024

**Property Type:** Townhouse (Single)



**2/13 Valda Av MONT ALBERT NORTH 3129 (REI/VG)**

Agent Comments

 3    2    1

**Price:** \$935,000

**Method:** Auction Sale

**Date:** 10/08/2024

**Property Type:** Townhouse (Res)

**Land Size:** 221 sqm approx



**6 Mayfair MONT ALBERT NORTH 3129 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$1,040,000

**Method:** Private Sale

**Date:** 29/07/2024

**Property Type:** House (Res)

**Land Size:** 191 sqm approx

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199