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									
Range betweer	\$900,000		&		\$990,000				
Median sale p	rice								
Median price	\$1,315,000	Pro	operty Type	Том	nhouse		Suburb	Mont Albert North	
Period - From	15/11/2023	to	14/11/2024		So	ource	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.

Ado	dress 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

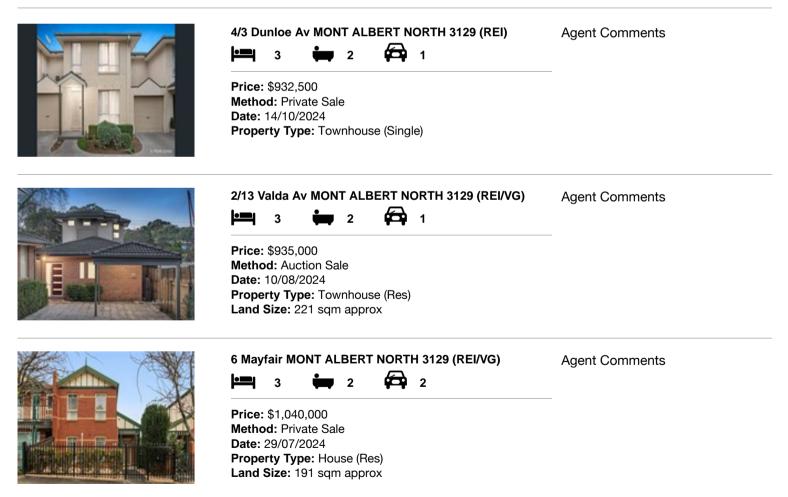






Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median Townhouse Price 15/11/2023 - 14/11/2024: \$1,315,000

Comparable Properties



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



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