

# 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

4/18 Lorne Parade, Mont Albert Vic 3127

### Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

### Median sale price

Median price \$725,000

Property Type Unit

Suburb Mont Albert

Period - From 26/05/2020

to

25/05/2021

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 | 2/18 Grandview Rd BOX HILL SOUTH 3128 | \$1,375,000 | 27/03/2021   |
| 2 | 2/44a Banool Rd SURREY HILLS 3127     | \$1,290,000 | 01/12/2020   |
| 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:

26/05/2021 09:46



4 3 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median Unit Price**

26/05/2020 - 25/05/2021: \$725,000

## Comparable Properties



**2/18 Grandview Rd BOX HILL SOUTH 3128 (REI)**

Agent Comments

4 3 2

**Price:** \$1,375,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** Townhouse (Res)

**Land Size:** 267 sqm approx



**2/44a Banool Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 01/12/2020

**Property Type:** Townhouse (Single)

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.