## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 4/18 Lorne Parade, Mont Albert Vic 3127

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$1,200,000		&		\$1,320,000			
Median sale p	rice							
Median price	\$725,000	Pro	operty Type	Unit			Suburb	Mont Albert
Period - From	26/05/2020	to	25/05/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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.

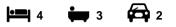
This Statement of Information was prepared on:

26/05/2021 09:46



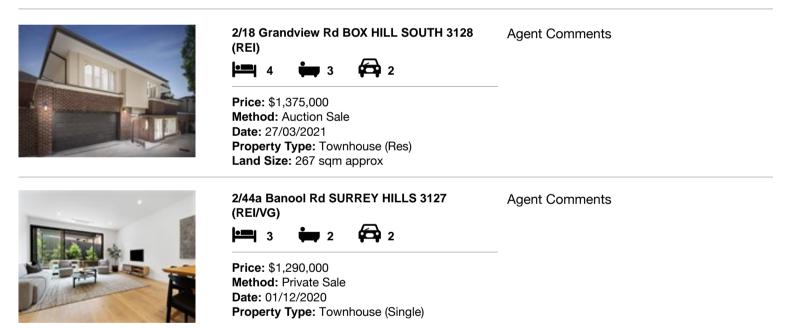






**Property Type:** Townhouse (Res) Agent Comments Indicative Selling Price \$1,200,000 - \$1,320,000 Median Unit Price 26/05/2020 - 25/05/2021: \$725,000

# **Comparable Properties**



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.

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.