

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 1/10 Bundoran Parade, Mont Albert North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$917,000 Property type House Suburb Mont Albert North

Period - From 01/10/2018 to 30/09/2019 Source REIV

Comparable property sales

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 2/19 Hotham Street MONT ALBERT 3129	\$1,400,000	12/10/2019
2 3/37 Bundoran Rd MONT ALBERT NORTH 3129	\$1,300,000	21/09/2019
3 1/23 Mitchell Road MONT ALBERT NORTH 3129	\$1,375,000	25/06/2019

This Statement of Information was prepared on: 23/11/2019