

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

4/80 Dunloe Avenue, Mont Albert North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,215,000

Property Type

Unit

Suburb

Mont Albert North

Period - From

01/07/2022

to

30/06/2023

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	7/101 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,510,000	02/08/2023
2	3/56 Belgravia Av MONT ALBERT NORTH 3129	\$1,450,000	19/07/2023
3	2/310 Mont Albert Rd SURREY HILLS 3127	\$1,420,000	18/08/2023

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:

28/08/2023 11:17



4
 3
 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median Unit Price

Year ending June 2023: \$1,215,000

Comparable Properties



7/101 Rostrevor Pde MONT ALBERT NORTH 3129 (REI)

Agent Comments

3
 2
 2

Price: \$1,510,000

Method: Private Sale

Date: 02/08/2023

Property Type: Townhouse (Single)



3/56 Belgravia Av MONT ALBERT NORTH 3129 (REI)

Agent Comments

3
 2
 2

Price: \$1,450,000

Method: Sold Before Auction

Date: 19/07/2023

Property Type: Townhouse (Res)



2/310 Mont Albert Rd SURREY HILLS 3127 (REI)

Agent Comments

3
 2
 2

Price: \$1,420,000

Method: Sold Before Auction

Date: 18/08/2023

Property Type: Townhouse (Res)

Land Size: 193 sqm approx

Account - VICPROP