

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	16 Access Road, Mont Albert North, 3129
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### Indicative selling price

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

Range between	\$1,670,000 & \$1,750,000
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### Median sale price

Median price	\$1,702,500	Property Type	NOT PROVIDED	Suburb	Mont Albert North
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Period - From	31-May-2024	to	30-Apr-2025	Source	realestate.com.au
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### Comparable property sales

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 Hawkins Avenue, Mont Albert North, Vic 3129	\$1,700,000	25-Feb-2025
2	7 Barbara Street, Mont Albert North, Vic 3129	\$2,077,000	10-May-2025
3	50 Bundoran Parade, Mont Albert North, Vic 3129	\$1,985,000	01-Mar-2025

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