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 4/101 Rostrevor Parade, Mont Albert North Vic 3129

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,430,000			
Median sale pr	rice							
Median price	\$1,537,500	Pro	operty Type	Том	nhouse		Suburb	Mont Albert North
Period - From	01/11/2022	to	31/10/2023		So	urce	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	7/101 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,510,000	02/08/2023
2			
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:

01/11/2023 10:12



RT Edgar





Property Type: Agent Comments Indicative Selling Price \$1,300,000 - \$1,430,000 Median Townhouse Price 01/11/2022 - 31/10/2023: \$1,537,500

Comparable Properties



7/101 Rostrevor Pde MONT ALBERT NORTH
Agent Comments

3129 (REI/VG)
2

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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.

Property Type: Townhouse (Single)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

propertydata



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