

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/13 Sutton Parade Mont Albert North VIC 3129

Indicative selling price

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

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$821,000

*House

*Unit

X

Suburb

Mont Albert North

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

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 6 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

2/3 Boondara Road Mont Albert North VIC 3129	\$1,175,000	07-Oct-18
2/30 Kenmare Street Mont Albert VIC 3127	\$1,275,000	05-May-18
3/99 Strabane Avenue Balwyn VIC 3103	\$1,299,000	28-Mar-18

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 6 months.~~

This Statement of Information was prepared on: 21 August 2019

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**2/3 Boondara Road Mont Albert
North VIC 3129**

 3  2  2

Sold Price

\$1,175,000

Sold Date

07-Oct-18

Distance

0.41km



**2/30 Kenmare Street Mont Albert
VIC 3127**

 3  2  2

Sold Price

\$1,275,000

Sold Date

05-May-18

Distance

0.45km



**3/99 Strabane Avenue Balwyn VIC
3103**

 3  2  2

Sold Price

\$1,299,000

Sold Date

28-Mar-18

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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