hockingstuart

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

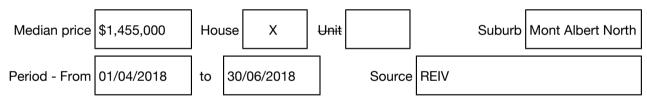
54 Strabane Avenue, Mont Albert North Vic 3129

Indicative selling price

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

 Range between
 \$1,750,000
 &
 \$1,925,000

Median sale price



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	11 Carrigal St BALWYN 3103	\$1,880,000	31/05/2018
2	1 Grace Ct MONT ALBERT 3127	\$1,800,000	17/05/2018
3	16 Tyrrell St MONT ALBERT NORTH 3129		30/07/2018

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.

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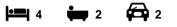
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: House (Res) Land Size: 655 sqm approx Agent Comments Indicative Selling Price \$1,750,000 - \$1,925,000 Median House Price June quarter 2018: \$1,455,000

Comparable Properties



11 Carrigal St BALWYN 3103 (REI)



Price: \$1,880,000 Method: Sold Before Auction Date: 31/05/2018 Rooms: -Property Type: House (Res) Land Size: 722 sqm approx

1 Grace Ct MONT ALBERT 3127 (REI)

2

2

Agent Comments

Agent Comments



Price: \$1,800,000 Method: Private Sale Date: 17/05/2018 Rooms: 8 Property Type: House (Res) Land Size: 742 sqm approx

1 4



16 Tyrrell St MONT ALBERT NORTH 3129 (REI) Agent Comments



\$1,800,800

Price: Method: Sold Before Auction Date: 30/07/2018 Rooms: -Property Type: House Land Size: 694 sqm approx

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