

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

1/26 MELROSE STREET 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

\$1,350,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,653,800

Property type

House

Suburb

Mont Albert North

Period-from

01 Sep 2023

to

31 Aug 2024

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

4/80 DUNLOE AVENUE MONT ALBERT NORTH VIC 3129	\$1,660,000	12-Sep-23
1/45 ROSTREVOR PARADE MONT ALBERT NORTH VIC 3129	\$1,700,000	09-Mar-24

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.

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**4/80 DUNLOE AVENUE MONT
ALBERT NORTH VIC 3129**

4 3 2

Sold Price **\$1,660,000** Sold Date **12-Sep-23**

Distance **0.45km**

**1/45 ROSTREVOR PARADE MONT
ALBERT NORTH VIC 3129**

4 3 2

Sold Price **\$1,700,000** Sold Date **09-Mar-24**

Distance **0.51km**

RS = Recent sale UN = Undisclosed Sale

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