

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

1/83 Dunloe Avenue, Mont Albert North Vic 3129
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Indicative selling price

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

Range between

\$980,000

 &

\$1,070,000

Median sale price

Median price

\$1,026,000

 Property Type

Unit

 Suburb

Mont Albert North

Period - From

01/01/2021

 to

31/03/2021

 Source

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 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	7/86 Victoria Cr MONT ALBERT 3127	\$1,170,000	24/06/2021
2	1/13 Valda Av MONT ALBERT NORTH 3129	\$1,026,000	20/02/2021
3	2/833 Station St BOX HILL NORTH 3129	\$1,088,888	15/02/2021

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:

01/07/2021 11:35



3 2 1

Rooms: 6
Property Type: Townhouse (Single)
Land Size: 279 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$980,000 - \$1,070,000
Median Unit Price
March quarter 2021: \$1,026,000

Comparable Properties



7/86 Victoria Cr MONT ALBERT 3127 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,170,000
Method: Sold Before Auction
Date: 24/06/2021
Property Type: Townhouse (Res)
Land Size: 247 sqm approx



1/13 Valda Av MONT ALBERT NORTH 3129 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,026,000
Method: Auction Sale
Date: 20/02/2021
Property Type: Townhouse (Res)



2/833 Station St BOX HILL NORTH 3129 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,088,888
Method: Private Sale
Date: 15/02/2021
Property Type: Townhouse (Res)