

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	3/18 Louise Avenue, Mont Albert Vic 3127
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Indicative selling price

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

Single price	\$715,000
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Median sale price

Median price	\$742,500	House		Unit	X	Suburb	Mont Albert
Period - From	01/04/2018	to	31/03/2019	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	10/903 Riversdale Rd CAMBERWELL 3124	\$690,000	16/02/2019
2	5/38 Florence Rd SURREY HILLS 3127	\$652,000	16/03/2019
3	8/18 Louise Av MONT ALBERT 3127	\$645,000	02/03/2019

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.