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	3/4 Stanhope Street, Mont Albert Vic 3127

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $715,000 Property Type Unit Suburb Mont Albert

Period - From 01/04/2020 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	12/114 Shannon St BOX HILL NORTH 3129	$708,800	03/07/2021
2	5/1 Kinsale Cr MONT ALBERT NORTH 3129	$720,000	10/04/2021
3	4/684 Whitehorse Rd MONT ALBERT 3127	$786,000	27/03/2021

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: 12/07/2021 15:34

3/4 Stanhope Street, Mont Albert Vic 3127



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending March 2021: $715,000

Comparable Properties



12/114 Shannon St BOX HILL NORTH 3129 (REI)

3 1 2

Price: $708,800
Method: Auction Sale
Date: 03/07/2021
Property Type: Unit
Land Size: 190 sqm approx

Agent Comments



5/1 Kinsale Cr MONT ALBERT NORTH 3129 (VG)

2 - -

Price: $720,000
Method: Sale
Date: 10/04/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



4/684 Whitehorse Rd MONT ALBERT 3127 (REI/VG)

2 1 1

Price: $786,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Unit

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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.