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	2/40 Dunloe Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,253,500 Property Type Unit Suburb Mont Albert North

Period - From 20/03/2021 to 19/03/2022 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	1/46 Belgravia Av MONT ALBERT NORTH 3129	$1,250,000	18/12/2021
2	9 Sewell St MONT ALBERT NORTH 3129	$1,150,000	23/10/2021
3	2/497 Elgar Rd MONT ALBERT NORTH 3129	$1,130,000	11/12/2021

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: 20/03/2022 16:48

2/40 Dunloe Avenue, Mont Albert North Vic 3129



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
20/03/2021 - 19/03/2022: $1,253,500

Comparable Properties



1/46 Belgravia Av MONT ALBERT NORTH 3129 (REI/VG)

3 2 2

Price: $1,250,000
Method: Auction Sale
Date: 18/12/2021
Property Type: Unit
Land Size: 350 sqm approx

Agent Comments



9 Sewell St MONT ALBERT NORTH 3129 (REI/VG)

3 2 2

Price: $1,150,000
Method: Auction Sale
Date: 23/10/2021
Property Type: Unit
Land Size: 270 sqm approx

Agent Comments



2/497 Elgar Rd MONT ALBERT NORTH 3129 (REI/VG)

3 2 2

Price: $1,130,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)

Agent Comments

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

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