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<br>Including suburb and postcode | 5/101 Rostrevor Parade, Mont Albert North Vic 3129 |

## Indicative selling price

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

Single price $1,565,000

## Median sale price

Median price $1,300,000 Property Type Townhouse Suburb Mont Albert North

Period - From 17/12/2021 to 16/12/2022 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 | 1/5 Langford St SURREY HILLS 3127 | $1,580,000 | 15/08/2022 |
| 2 | 3/29 Victoria Cr MONT ALBERT 3127 | $1,551,000 | 22/09/2022 |
| 3 | | | |

**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: 17/12/2022 17:07

# 5/101 Rostrevor Parade, Mont Albert North Vic 3129



3 2 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**
$1,565,000
**Median Townhouse Price**
17/12/2021 - 16/12/2022: $1,300,000

## Comparable Properties



**1/5 Langford St SURREY HILLS 3127 (VG)**

3 - -

**Price:** $1,580,000
**Method:** Sale
**Date:** 15/08/2022
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments



**3/29 Victoria Cr MONT ALBERT 3127 (REI/VG)**

4 3 2

**Price:** $1,551,000
**Method:** Private Sale
**Date:** 22/09/2022
**Property Type:** Townhouse (Single)

Agent Comments

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.

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

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