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	73 Dunloe Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between $1,200,000 & $1,320,000

Median sale price

Median price $1,620,500 Property Type House Suburb Mont Albert North

Period - From 11/04/2022 to 10/04/2023 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	17 Clyde St BOX HILL NORTH 3129	$1,340,000	19/11/2022
2	3/4 Gilbert St MONT ALBERT 3127	$1,320,000	04/02/2023
3	1/18 Francesca St MONT ALBERT NORTH 3129	$1,230,000	22/03/2023

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: 11/04/2023 16:02

73 Dunloe Avenue, Mont Albert North Vic 3129



3 2 2

Property Type: House
Land Size: 235sqm sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
11/04/2022 - 10/04/2023: $1,620,500

Comparable Properties



17 Clyde St BOX HILL NORTH 3129 (REI/VG)

3 2 2

Price: $1,340,000
Method: Auction Sale
Date: 19/11/2022
Property Type: House (Res)
Land Size: 274 sqm approx

Agent Comments



3/4 Gilbert St MONT ALBERT 3127 (REI/VG)

3 3 2

Price: $1,320,000
Method: Auction Sale
Date: 04/02/2023
Property Type: Townhouse (Res)

Agent Comments



1/18 Francesca St MONT ALBERT NORTH 3129 (REI)

3 2 2

Price: $1,230,000
Method: Sold Before Auction
Date: 22/03/2023
Property Type: Unit
Land Size: 376 sqm approx

Agent Comments

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

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