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	2/13 Valda Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between $880,000 & $960,000

Median sale price

Median price $1,379,000 Property Type Townhouse Suburb Mont Albert North

Period - From 05/08/2023 to 04/08/2024 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	1/553 Elgar Rd MONT ALBERT NORTH 3129	$965,000	04/07/2024
2	11/86 Victoria Cr MONT ALBERT 3127	$913,000	11/05/2024
3	2/360 Doncaster Rd BALWYN NORTH 3104	$1,080,000	04/05/2024

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: 05/08/2024 10:11

2/13 Valda Avenue, Mont Albert North Vic 3129

Stephen Le Get
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3 2 1

Property Type: Townhouse (Single)
Land Size: 221 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $960,000
Median Townhouse Price
05/08/2023 - 04/08/2024: $1,379,000

Comparable Properties



1/553 Elgar Rd MONT ALBERT NORTH 3129 (REI)

3 2 2

Price: $965,000
Method: Private Sale
Date: 04/07/2024
Property Type: Unit
Land Size: 240 sqm approx

Agent Comments



11/86 Victoria Cr MONT ALBERT 3127 (REI/VG)

3 2 2

Price: $913,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Unit

Agent Comments



2/360 Doncaster Rd BALWYN NORTH 3104 (REI/VG)

3 2 2

Price: $1,080,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Townhouse (Res)

Agent Comments

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