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	1 MANNICHE AVENUE MONT ALBERT NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,700,000	&	$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,660,000	Property type	House	Suburb	Mont Albert North
Period-from	01 Aug 2023	to	31 Jul 2024	Source	Corelogic

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 6 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
5/31 STRABANE AVENUE MONT ALBERT NORTH VIC 3129	$2,250,000	-
1/45 ROSTREVOR PARADE MONT ALBERT NORTH VIC 3129	$1,700,000	09-Mar-24
2 BENBROOK AVENUE MONT ALBERT NORTH VIC 3129	$1,772,000	20-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 28 August 2024

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5/31 STRABANE AVENUE MONT ALBERT NORTH VIC 3129

4 3 2

Sold Price **$2,250,000** Sold Date **-**

Distance **0.86km**



1/45 ROSTREVOR PARADE MONT ALBERT NORTH VIC 3129

4 3 2

Sold Price **$1,700,000** Sold Date **09-Mar-24**

Distance **0.81km**



2 BENBROOK AVENUE MONT ALBERT NORTH VIC 3129

4 3 3

Sold Price **$1,772,000** Sold Date **20-Apr-24**

Distance **0.55km**

RS = Recent sale **UN** = Undisclosed Sale

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