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 | 2/23 Francesca Street, 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 $1,277,500 Property Type Unit Suburb Mont Albert North

Period - From 01/07/2023 to 30/06/2024 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 | 1/1 Gardenia Rd BALWYN NORTH 3104 | $1,198,888 | 06/07/2024 |
| 2 | 2/478 Belmore Rd MONT ALBERT NORTH 3129 | $1,225,000 | 18/05/2024 |
| 3 | 2/6 Boyd St DONCASTER 3108 | $1,170,000 | 27/04/2024 |

**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: 21/08/2024 11:58

# 2/23 Francesca Street, Mont Albert North Vic 3129



4 2 2

**Rooms:** 6
**Property Type:** Townhouse

Agent Comments

David Fileccia
0402 026 748
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**Indicative Selling Price**
$1,100,000 - $1,200,000
**Median Unit Price**
Year ending June 2024: $1,277,500

## Comparable Properties



**1/1 Gardenia Rd BALWYN NORTH 3104 (REI)**

3 2 2

**Price:** $1,198,888
**Method:** Auction Sale
**Date:** 06/07/2024
**Property Type:** Townhouse (Res)
**Land Size:** 274 sqm approx

Agent Comments



**2/478 Belmore Rd MONT ALBERT NORTH 3129 (REI/VG)**

3 2 2

**Price:** $1,225,000
**Method:** Private Sale
**Date:** 18/05/2024
**Property Type:** Townhouse (Res)

Agent Comments



**2/6 Boyd St DONCASTER 3108 (REI/VG)**

3 2 2

**Price:** $1,170,000
**Method:** Auction Sale
**Date:** 27/04/2024
**Property Type:** Townhouse (Res)

Agent Comments

**Account** - Jellis Craig | P: 98305966

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