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	4/70 Dunloe Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Single price $1,175,000

Median sale price

Median price $1,307,500 Property Type Unit Suburb Mont Albert North

Period - From 01/10/2024 to 31/12/2024 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	2/485 Elgar Rd MONT ALBERT 3127	$1,160,000	17/03/2025
2	3/458 Belmore Rd MONT ALBERT NORTH 3129	$1,155,000	15/03/2025
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: 31/03/2025 09:53

4/70 Dunloe Avenue, Mont Albert North Vic 3129

Nelson Alexander



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,175,000
Median Unit Price
December quarter 2024: $1,307,500

Comparable Properties



2/485 Elgar Rd MONT ALBERT 3127 (REI)

3 2 2

Price: $1,160,000
Method: Private Sale
Date: 17/03/2025
Property Type: Townhouse (Single)

Agent Comments



3/458 Belmore Rd MONT ALBERT NORTH 3129 (REI)

3 2 2

Price: $1,155,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)

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 - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata.com.au

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