

# 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

1/13 SUTTON PARADE MONT ALBERT NORTH VIC 3129

### Indicative selling price

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

~~Single Price~~

or range  
between

\$1,650,000

&

\$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,245,000

Property type

Townhouse

Suburb

Mont Albert North

Period-from

01 May 2023

to

30 Apr 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	28-Feb-24
1/29 VICTORIA CRESCENT MONT ALBERT VIC 3127	\$1,789,000	23-Jul-22
1/45 ROSTREVOR PARADE MONT ALBERT NORTH VIC 3129	\$1,700,000	09-Mar-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: 06 May 2024

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5/31 STRABANE AVENUE MONT  
ALBERT NORTH VIC 3129

4 3 2

Sold Price <sup>RS</sup> \$2,250,000 Sold Date 28-Feb-24

Distance -



1/29 VICTORIA CRESCENT MONT  
ALBERT VIC 3127

3 3 2

Sold Price \$1,789,000 Sold Date 23-Jul-22

Distance 0.8km



1/45 ROSTREVOR PARADE MONT  
ALBERT NORTH VIC 3129

4 3 2

Sold Price <sup>RS</sup> \$1,700,000 Sold Date 09-Mar-24

Distance 0.12km

RS = Recent sale

UN = Undisclosed Sale

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