

## 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

1/45 ROSTREVOR 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

\$1,350,000

&

\$1,480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$970,000

Property type

Unit

Suburb

Mont Albert North

Period-from

01 Jan 2023

to

31 Dec 2023

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

3/12 FRANCESCA STREET MONT ALBERT NORTH VIC 3129	\$1,431,000	09-Dec-23
6/101 ROSTREVOR PARADE MONT ALBERT NORTH VIC 3129	\$1,481,000	21-Aug-23
7/101 ROSTREVOR PARADE MONT ALBERT NORTH VIC 3129	\$1,510,000	30-Jul-23

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: 24 January 2024



Henry Qian

P 03 9898 9000

M 0415526000

E Henry.Qian@Mandylee.com.au



3/12 FRANCESCA STREET MONT  
ALBERT NORTH VIC 3129

Sold Price

<sup>RS</sup>

**\$1,431,000**

Sold Date

**09-Dec-23**

4 3 -

Distance

**0.28km**



6/101 ROSTREVOR PARADE MONT  
ALBERT NORTH VIC 3129

Sold Price

**\$1,481,000**

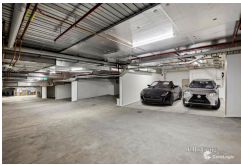
Sold Date

**21-Aug-23**

3 2 2

Distance

**0.57km**



7/101 ROSTREVOR PARADE MONT  
ALBERT NORTH VIC 3129

Sold Price

**\$1,510,000**

Sold Date

**30-Jul-23**

3 2 2

Distance

**0.57km**

RS = Recent sale

UN = Undisclosed Sale

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