

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

14 Lloyd Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between

\$1,550,000

 &

\$1,650,000

Median sale price

Median price

\$1,619,000

 Property Type

House

 Suburb

Mont Albert North

Period - From

01/04/2023

 to

30/06/2023

 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	288 Mont Albert Rd SURREY HILLS 3127	\$1,655,000	01/04/2023
2	8 Blackburn St SURREY HILLS 3127	\$1,590,000	14/06/2023
3	16 Mary St BALWYN NORTH 3104	\$1,545,000	15/07/2023

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:

14/08/2023 15:39



Property Type: Townhouse

Agent Comments

Comparable Properties



288 Mont Albert Rd SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$1,655,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 473 sqm approx



8 Blackburn St SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$1,590,000

Method: Private Sale

Date: 14/06/2023

Property Type: House



16 Mary St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,545,000

Method: Auction Sale

Date: 15/07/2023

Property Type: House (Res)

Land Size: 333 sqm approx