

# 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

2 BENBROOK AVENUE 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

\$1,550,000

&

\$1,680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,709,000

Property type

House

Suburb

Mont Albert North

Period-from

08 Sep 2023

to

08 Mar 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

|   |             |           |
|---|-------------|-----------|
| 24 RUMPF AVENUE BALWYN NORTH VIC 3104         | \$1,600,000 | 28-Oct-23 |
| 2/452 BELMORE ROAD MONT ALBERT NORTH VIC 3129 | \$1,590,000 | 13-Oct-23 |
| 4/80 DUNLOE AVENUE MONT ALBERT NORTH VIC 3129 | \$1,660,000 | 12-Sep-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: 08 March 2024