

## 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 FRANCESCA STREET 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,615,000

Property type

House

Suburb

Mont Albert North

Period-from

01 Nov 2022

to

31 Oct 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

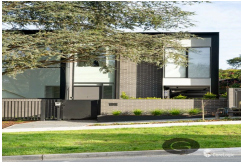
Date of sale

3/101 ROSTREVOR PARADE MONT ALBERT NORTH VIC 3129	\$1,350,000	25-Jul-23
2 SCARBOROUGH SQUARE MONT ALBERT NORTH VIC 3129	\$1,299,000	01-Jul-23
11 BENBROOK AVENUE MONT ALBERT NORTH VIC 3129	\$1,300,000	19-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: 06 November 2023

**3/101 ROSTREVOR PARADE MONT  
ALBERT NORTH VIC 3129**

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Sold Price

**\$1,350,000**

Sold Date

**25-Jul-23**

Distance

**0.43km****2 SCARBOROUGH SQUARE MONT  
ALBERT NORTH VIC 3129**

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Sold Price

**\$1,299,000**

Sold Date

**01-Jul-23**

Distance

**0.84km****11 BENBROOK AVENUE MONT  
ALBERT NORTH VIC 3129**

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Sold Price

**\$1,300,000**

Sold Date

**19-Jul-23**

Distance

**0.98km**

RS = Recent sale

UN = Undisclosed Sale

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