

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 20 Rostrevor Parade, Mont Albert North Vic 3129

Indicative selling price

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

Single price \$2,049,000

Median sale price

Median price \$1,810,000 Property type House Suburb Mont Albert North

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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
4 Citron Avenue, Balwyn North	\$1,900,000	03/02/2024
15 Yeneda Street, Balwyn North	\$2,165,000	16/12/2023
6 Wellesley Street, Mont Albert	\$1,990,000	02/09/2023

This Statement of Information was prepared on: 1 March, 2024