

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

25A VIVIANNE AVENUE MONT ALBERT NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,755,000

Property type

Other

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

2/452 BELMORE ROAD MONT ALBERT NORTH VIC 3129	\$1,590,000	13-Oct-23
36 BAIRD STREET SOUTH DONCASTER VIC 3108	\$1,580,000	23-Sep-23
59 MEMBERS DRIVE DONCASTER VIC 3108	\$1,596,000	09-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: 12 January 2024



**2/452 BELMORE ROAD MONT
ALBERT NORTH VIC 3129**

4 3 1

Sold Price **\$1,590,000** Sold Date **13-Oct-23**

Distance **0.39km**



**36 BAIRD STREET SOUTH
DONCASTER VIC 3108**

4 2 2

Sold Price ^{RS} **\$1,580,000** Sold Date **23-Sep-23**

Distance **1.83km**



**59 MEMBERS DRIVE DONCASTER
VIC 3108**

4 3 2

Sold Price ^{RS} **\$1,596,000** Sold Date **09-Sep-23**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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