

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

29 LINCOLN 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,790,000

Property type

House

Suburb

Mont Albert North

Period-from

01 Feb 2023

to

31 Jan 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

13 ARNOTT STREET MONT ALBERT NORTH VIC 3129	\$1,601,000	30-Jan-24
59 GREYTHORN ROAD BALWYN NORTH VIC 3104	\$1,448,000	15-Sep-23
39 RATHMULLEN QUADRANT DONCASTER VIC 3108	\$1,460,000	24-Dec-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: 19 February 2024



13 ARNOTT STREET MONT ALBERT Sold Price ^{RS} **\$1,601,000** ^{UN} Sold Date **30-Jan-24**
NORTH VIC 3129
🛏️ 3 🚿 1 🚗 2 Distance **0.68km**



59 GREYTHORN ROAD BALWYN Sold Price **\$1,448,000** Sold Date **15-Sep-23**
NORTH VIC 3104
🛏️ 3 🚿 1 🚗 2 Distance **0.99km**



39 RATHMULLEN QUADRANT Sold Price ^{RS} **\$1,460,000** Sold Date **24-Dec-23**
DONCASTER VIC 3108
🛏️ 3 🚿 1 🚗 2 Distance **1.71km**

RS = Recent sale UN = Undisclosed Sale

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