

# 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 3/12 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)

Range between \$1,180,000 & \$1,280,000

### Median sale price

Median price \$1,510,000 Property Type Townhouse Suburb Mont Albert North

Period - From 13/11/2022 to 12/11/2023 Source REIV

### 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 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
1	4/1 Gardenia Rd BALWYN NORTH 3104	\$1,288,000	20/05/2023
2	1/478 Belmore Rd MONT ALBERT NORTH 3129	\$1,270,000	29/10/2023
3	3/103 Nelson Rd BOX HILL NORTH 3129	\$1,250,000	23/09/2023

**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 six months.~~

This Statement of Information was prepared on: 13/11/2023 14:04



4   
 3   
 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,180,000 - \$1,280,000

**Median Townhouse Price**

13/11/2022 - 12/11/2023: \$1,510,000

## Comparable Properties



**4/1 Gardenia Rd BALWYN NORTH 3104 (REI/VG)**

Agent Comments

4   
 3   
 2

**Price:** \$1,288,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** Townhouse (Res)



**1/478 Belmore Rd MONT ALBERT NORTH 3129 (REI)**

Agent Comments

4   
 2   
 2

**Price:** \$1,270,000

**Method:** Auction Sale

**Date:** 29/10/2023

**Property Type:** Townhouse (Res)

**3/103 Nelson Rd BOX HILL NORTH 3129 (REI)**

Agent Comments

4   
 3   
 2

**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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