

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 35 Lincoln Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,735,000 Property Type House Suburb Mont Albert North

Period - From 01/07/2023 to 30/09/2023 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	75 Orchard Cr MONT ALBERT NORTH 3129	\$1,375,000	26/05/2023
2	11 Benbrook Av MONT ALBERT NORTH 3129	\$1,300,000	19/07/2023
3	116 Woodhouse Gr BOX HILL NORTH 3129	\$1,250,000	07/10/2023

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: 10/11/2023 13:39

35 Lincoln Avenue, Mont Albert North Vic 3129



 3  1  3

Property Type: House
Land Size: 671 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
September quarter 2023: \$1,735,000

Comparable Properties



75 Orchard Cr MONT ALBERT NORTH 3129 (VG)

Agent Comments

 3  -  -

Price: \$1,375,000
Method: Sale
Date: 26/05/2023
Property Type: House (Res)
Land Size: 640 sqm approx



11 Benbrook Av MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,300,000
Method: Sold Before Auction
Date: 19/07/2023
Property Type: House (Res)
Land Size: 627 sqm approx



116 Woodhouse Gr BOX HILL NORTH 3129 (REI)

Agent Comments

 3  1  3

Price: \$1,250,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 593 sqm approx

Account - Heavyside



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