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

40 Vivianne Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between $730,000 & $790,000

Median sale price

Median price	Property Type	Suburb
$1,285,000	Unit	Mont Albert North

Period - From	to	Source
14/05/2023	13/05/2024	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	3/6 Arnott St MONT ALBERT NORTH 3129	$780,000	25/11/2023
2			
3			

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: 14/05/2024 15:49

CONSUMER AFFAIRS VICTORIA

Ross-Hunt
real estate

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Indicative Selling Price
$730,000 - $790,000
Median Unit Price
14/05/2023 - 13/05/2024: $1,285,000

🛏 2   🛁 1   🚗 1

Rooms: 4
Property Type: House (Previously Occupied - Detached)
Land Size: 229 sqm approx

Agent Comments

Comparable Properties

3/6 Arnott St MONT ALBERT NORTH 3129 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $780,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Unit

Agent Comments

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.

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044