

# 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 6/101 Rostrevor Parade, 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 \$1,200,000 & \$1,320,000

### Median sale price

Median price \$1,400,000 Property Type Townhouse Suburb Mont Albert North

Period - From 21/07/2022 to 20/07/2023 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		
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.

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6/101 Rostrevor Parade, Mont Albert North Vic 3129

**Jellis  
Craig**

Sam Babalis

8841 4888

0419513197

sambabalis@jellisrcraig.com.au

**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median Townhouse Price**

21/07/2022 - 20/07/2023: \$1,400,000



 3    2    2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties

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 - Jellis Craig** | P: 03 8841 4888 | F: 03 8841 4800



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