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

77 Strabane Avenue, Mont Albert North Vic 3129

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$1,709,000	Pro	operty Type	Hou	se		Suburb	Mont Albert North
Period - From	19/07/2022	to	18/07/2023		So	urce	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 sixmonths 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.

This Statement of Information was prepared on:

19/07/2023 12:30









Rooms: 8 Property Type: House (Res) Mark Read 03 9831 2818 0402 215 841 markread@jelliscraig.com.au

Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price 19/07/2022 - 18/07/2023: \$1,709,000

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: 98305966





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