

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 70 Rostrevor Parade, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$1,695,000 Property Type House Suburb Mont Albert North

Period - From 02/07/2023 to 01/07/2024 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	36 Finlayson St DONCASTER 3108	\$1,843,000	18/05/2024
2	3a High St MONT ALBERT 3127	\$1,800,000	23/03/2024
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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: 02/07/2024 11:40



Property Type: Land (Res)
Land Size: 1067 sqm approx
Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,870,000
Median House Price
 02/07/2023 - 01/07/2024: \$1,695,000

Comparable Properties



36 Finlayson St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,843,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 1088 sqm approx



3a High St MONT ALBERT 3127 (REI)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 23/03/2024
Property Type: House
Land Size: 780 sqm approx

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 - Marshall White | P: 03 9822 9999



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