

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

5/20 Louise Avenue Mont Albert VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$795,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,500

Property type

Unit

Suburb

Mont Albert

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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 6 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

6/3-5 Louise Avenue Mont Albert VIC 3127	\$804,000	17-Oct-20
2/4 Stanhope Street Mont Albert VIC 3127	\$770,000	07-Aug-20
4/315 Mont Albert Road Mont Albert VIC 3127	\$810,000	16-Jul-20

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 6 months.~~

This Statement of Information was prepared on: 15 December 2020



Luke Albioli
P 03 9338 7111
M 0403 700 003
E luke@ypa.com.au



**6/3-5 Louise Avenue Mont Albert
VIC 3127**

2 1 1

Sold Price

^{RS} **\$804,000**

Sold Date

17-Oct-20

Distance

0.1km



**2/4 Stanhope Street Mont Albert
VIC 3127**

2 1 1

Sold Price

\$770,000

Sold Date

07-Aug-20

Distance

0.2km



**4/315 Mont Albert Road Mont
Albert VIC 3127**

2 1 1

Sold Price

\$810,000

Sold Date

16-Jul-20

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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