

Statement of Information  
**Single residential property located in the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*



**Property offered for sale**

Address  
 Including suburb and  
 postcode

2/10 Strabane Avenue, Mont Albert North 3129

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,080,000

**Median sale price**

Median price

\$980,000

Unit

X

Suburb

Mont Albert North

Period - From

01/07/2017

to

30/06/2017

Source

REIV

**Comparable property sales**

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
2/16 Box Hill Crescent, Mont Albert North	\$1,020,000	29/07/2017
1/57 Strabane Avenue, Mont Albert North	\$1,010,000	18/03/2017
4/378 Belmore Road, Mont Albert North	\$1,000,000	29/04/2017