

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

2/12 FRANCESCA STREET MONT ALBERT NORTH VIC 3129

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	\$1,500,000	&	\$1,650,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,200,000	Property type	Unit	Suburb	Mont Albert North
Period-from	01 Mar 2024	to	28 Feb 2025	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
4/12 FRANCESCA STREET MONT ALBERT NORTH VIC 3129	\$1,503,000	15-Feb-25
2/15 KERRY PARADE BALWYN VIC 3103	\$1,670,000	15-Feb-25
2/28 MELROSE STREET MONT ALBERT NORTH VIC 3129	\$1,500,000	10-Nov-24

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: 26 March 2025



4/12 FRANCESCA STREET MONT
ALBERT NORTH VIC 3129

Sold Price

^{RS} \$1,503,000

Sold Date

15-Feb-25

4

3

2

Distance

0km



2/15 KERRY PARADE BALWYN VIC
3103

Sold Price

^{RS} \$1,670,000

^{UN} Sold Date

15-Feb-25

4

3

2

Distance

0.33km



2/28 MELROSE STREET MONT
ALBERT NORTH VIC 3129

Sold Price

\$1,480,000

Sold Date

10-Nov-24

4

3

2

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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