

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,650,000

### 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 <sup>RS</sup> **\$1,503,000** Sold Date **15-Feb-25**

4 3 2

Distance **0km**



**2/15 KERRY PARADE BALWYN VIC  
3103**

Sold Price <sup>RS</sup> **\$1,670,000** <sup>UN</sup> 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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