

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

1/11 MITCHELL ROAD 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,022,500

Property type

Unit

Suburb

Mont Albert North

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/8 ASPINALL ROAD BOX HILL NORTH VIC 3129	\$955,000	28-Oct-23
1/24 MERSEY STREET BOX HILL NORTH VIC 3129	\$1,038,000	14-Oct-23
1/35 TYRRELL STREET MONT ALBERT NORTH VIC 3129	\$1,000,000	09-Dec-23

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: 17 February 2024



**1/8 ASPINALL ROAD BOX HILL
NORTH VIC 3129**

3 1 -

Sold Price

^{RS} **\$955,000**

Sold Date **28-Oct-23**

Distance **1.46km**



**1/24 MERSEY STREET BOX HILL
NORTH VIC 3129**

4 1 1

Sold Price

\$1,038,000

Sold Date **14-Oct-23**

Distance **1.55km**



**1/35 TYRRELL STREET MONT
ALBERT NORTH VIC 3129**

3 2 2

Sold Price

\$1,000,000

Sold Date **09-Dec-23**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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