

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

1/42 BOX HILL CRESCENT 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,022,500

Property type

Unit

Suburb

Mont Albert North

Period-from

22 Jul 2023

to

22 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

5/9 CAIRO ROAD MONT ALBERT NORTH VIC 3129	\$900,000	06-Sep-23
1/35 TYRRELL STREET MONT ALBERT NORTH VIC 3129	\$1,000,000	09-Dec-23
1/24 MERSEY STREET BOX HILL NORTH VIC 3129	\$1,038,000	14-Oct-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: 22 January 2024