

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

1/511 Elgar Road, Mont Albert North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,500,000 Property Type Townhouse Suburb Mont Albert North

Period - From 21/11/2022 to 20/11/2023 Source REIV

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 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
1	3/45 Orchard Cr MONT ALBERT NORTH 3129	\$1,123,500	17/11/2023
2	4/22 Paisley St BOX HILL NORTH 3129	\$980,000	08/07/2023
3	3/7 Court St BOX HILL 3128	\$965,000	26/09/2023

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 six months.~~

This Statement of Information was prepared on:

21/11/2023 14:09



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
21/11/2022 - 20/11/2023: \$1,500,000

Comparable Properties



3/45 Orchard Cr MONT ALBERT NORTH 3129 (REI) Agent Comments



Price: \$1,123,500
Method: Private Sale
Date: 17/11/2023
Property Type: Townhouse (Single)
Land Size: 198 sqm approx



4/22 Paisley St BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$980,000
Method: Auction Sale
Date: 08/07/2023
Property Type: Townhouse (Res)
Land Size: 207 sqm approx



3/7 Court St BOX HILL 3128 (REI) Agent Comments



Price: \$965,000
Method: Private Sale
Date: 26/09/2023
Property Type: Townhouse (Single)
Land Size: 131 sqm approx