

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

1/549 Elgar Road, Mont Albert North Vic 3129
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Indicative selling price

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

Range between

\$1,050,000

 &

\$1,150,000

Median sale price

Median price

\$1,196,750

 Property Type

Unit

 Suburb

Mont Albert North

Period - From

01/10/2023

 to

31/12/2023

 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	1/32-34 Winfield Rd BALWYN NORTH 3104	\$1,201,000	28/10/2023
2	1/22 Belgravia Av MONT ALBERT NORTH 3129	\$1,200,000	27/10/2023
3	3/45 Orchard Cr MONT ALBERT NORTH 3129	\$1,123,500	17/11/2023

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:

21/02/2024 16:08
