

# 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

16a Cairo 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](http://consumer.vic.gov.au/underquoting)

Range between 

\$900,000
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 & 

\$990,000
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### Median sale price

Median price 

\$1,302,500
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 Property Type 

Unit
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 Suburb 

Mont Albert North
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Period - From 

18/08/2022
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 to 

17/08/2023
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 Source 

REIV
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### 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	18 Kerrimuir St BOX HILL NORTH 3129	\$991,000	27/05/2023
2	2/99 Dorking Rd BOX HILL NORTH 3129	\$920,500	24/06/2023
3	12 Medway St BOX HILL NORTH 3129	\$917,000	12/08/2023

**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: 

18/08/2023 10:20
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 2   
  1   
  1

**Property Type:** Strata Unit/Flat

**Land Size:** 226 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Unit Price**

18/08/2022 - 17/08/2023: \$1,302,500

## Comparable Properties



**18 Kerrimuir St BOX HILL NORTH 3129 (REI/VG)**

Agent Comments

 2   
  1   
  2

**Price:** \$991,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Land Size:** 460 sqm approx



**2/99 Dorking Rd BOX HILL NORTH 3129 (REI)**

Agent Comments

 2   
  2   
  1

**Price:** \$920,500

**Method:** Auction Sale

**Date:** 24/06/2023

**Property Type:** Unit



**12 Medway St BOX HILL NORTH 3129 (REI)**

Agent Comments

 2   
  1   
  1

**Price:** \$917,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** Townhouse (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017