

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

2/7 GEORGE STREET MONT ALBERT VIC 3127

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

\$729,000

Property type

Unit

Suburb

Mont Albert

Period-from

01 Jul 2022

to

30 Jun 2023

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

100A NELSON ROAD BOX HILL NORTH VIC 3129	\$1,078,000	25-Mar-23
2/53 SHANNON STREET BOX HILL NORTH VIC 3129	\$965,000	01-Apr-23
4 LATROBE STREET BOX HILL SOUTH VIC 3128	\$950,000	04-May-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: 18 July 2023



**100A NELSON ROAD BOX HILL
NORTH VIC 3129**

3 2 1

Sold Price **\$1,078,000** Sold Date **25-Mar-23**

Distance **1.05km**

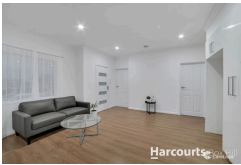


**2/53 SHANNON STREET BOX HILL
NORTH VIC 3129**

3 2 2

Sold Price **\$965,000** Sold Date **01-Apr-23**

Distance **1.45km**



**4 LATROBE STREET BOX HILL
SOUTH VIC 3128**

3 2 1

Sold Price ^{RS} **\$950,000** Sold Date **04-May-23**

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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