

## 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

5 COSTELLO STREET MONT ALBERT NORTH VIC 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,709,000

Property type

House

Suburb

Mont Albert North

Period-from

06 Sep 2023

to

06 Mar 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

35 LINCOLN AVENUE MONT ALBERT NORTH VIC 3129	\$1,280,000	01-Dec-23
6 DAISY COURT BOX HILL NORTH VIC 3129	\$1,200,000	22-Nov-23
124 DORKING ROAD BOX HILL NORTH VIC 3129	\$1,163,000	09-Dec-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: 06 March 2024



## 35 LINCOLN AVENUE MONT ALBERT NORTH VIC 3129

3 1 1

Sold Price **\$1,280,000** Sold Date **01-Dec-23**

Distance **0.92km**



## 6 DAISY COURT BOX HILL NORTH VIC 3129

3 1 2

Sold Price **\$1,200,000** Sold Date **22-Nov-23**

Distance **0.71km**



## 124 DORKING ROAD BOX HILL NORTH VIC 3129

3 1 2

Sold Price **\$1,163,000** Sold Date **09-Dec-23**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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