

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 8/601 Elgar Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$1,380,000 Property Type Unit Suburb Mont Albert North

Period - From 01/04/2023 to 31/03/2024 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	3/18 Severn St BOX HILL NORTH 3129	\$691,000	20/04/2024
2	1/21 Thames St BOX HILL 3128	\$663,000	11/05/2024
3	9/96 Severn St BOX HILL NORTH 3129	\$560,000	15/01/2024

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: 19/06/2024 14:30



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

Year ending March 2024: \$1,380,000

Comparable Properties



3/18 Severn St BOX HILL NORTH 3129 (REI)

Agent Comments

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Price: \$691,000

Method: Auction Sale

Date: 20/04/2024

Property Type: Unit

Land Size: 145 sqm approx



1/21 Thames St BOX HILL 3128 (REI)

Agent Comments

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Price: \$663,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Unit



9/96 Severn St BOX HILL NORTH 3129 (VG)

Agent Comments

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Price: \$560,000

Method: Sale

Date: 15/01/2024

Property Type: Strata Unit - Conjoined

Account - Barry Plant | P: 03 9842 8888