

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

60 Valda Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,222,900

Property Type House

Suburb Mont Albert North

Period - From 01/10/2018

to

30/09/2019

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	41 Olympiad Cr BOX HILL NORTH 3129	\$1,200,000	14/09/2019
2	31 Loraine Av BOX HILL NORTH 3129	\$1,180,000	17/08/2019
3	50 Twyford St BOX HILL NORTH 3129	\$1,135,000	08/06/2019

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:

25/10/2019 15:20



 3  1  2

Rooms: 8
Property Type: House
Land Size: 587 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending September 2019: \$1,222,900

Comparable Properties



41 Olympiad Cr BOX HILL NORTH 3129 (REI) [Agent Comments](#)

 3  1  2

Price: \$1,200,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)
Land Size: 589 sqm approx



31 Loraine Av BOX HILL NORTH 3129 (REI) [Agent Comments](#)

 3  1  2

Price: \$1,180,000
Method: Auction Sale
Date: 17/08/2019
Property Type: House (Res)
Land Size: 673 sqm approx



50 Twyford St BOX HILL NORTH 3129 (REI) [Agent Comments](#)

 3  2  2

Price: \$1,135,000
Method: Auction Sale
Date: 08/06/2019
Property Type: House (Res)
Land Size: 659 sqm approx