

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

2/10 Mitchell Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$550,000

&

\$595,000

Median sale price

Median price \$1,030,000

House

Unit

X

Suburb

Mont Albert North

Period - From 01/07/2018

to

30/06/2019

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	1/36 Thames St BOX HILL NORTH 3129	\$600,000	11/05/2019
2	4/6-8 Elm Tree Rd DONCASTER 3108	\$590,000	25/02/2019
3	4/85 Clyde St BOX HILL NORTH 3129	\$565,000	01/05/2019

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.



 2  1  1

Rooms:

Property Type: Unit

Land Size: 106 sqm approx

Agent Comments

Comparable Properties



1/36 Thames St BOX HILL NORTH 3129 (REI)

Agent Comments

 2  1  1

Price: \$600,000

Method: Auction Sale

Date: 11/05/2019

Rooms: 3

Property Type: Unit

Land Size: 117 sqm approx



4/6-8 Elm Tree Rd DONCASTER 3108 (REI)

Agent Comments

 2  1  1

Price: \$590,000

Method: Private Sale

Date: 25/02/2019

Rooms: 4

Property Type: Unit

Land Size: 217 sqm approx

4/85 Clyde St BOX HILL NORTH 3129 (REI)

Agent Comments

 2  1  1

Price: \$565,000

Method: Private Sale

Date: 01/05/2019

Rooms: -

Property Type: Unit