

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

3/4 GILBERT 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

\$1,180,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,888

Property type

Unit

Suburb

Mont Albert

Period-from

01 Dec 2021

to

30 Nov 2022

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

3/42 BIRDWOOD STREET BOX HILL SOUTH VIC 3128	\$1,200,000	28-Jul-22
1/11 HILL STREET BOX HILL SOUTH VIC 3128	\$1,200,000	06-Jul-22
3/20 ORCHARD CRESCENT MONT ALBERT NORTH VIC 3129	\$1,200,000	14-Oct-22

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: 27 December 2022



3/42 BIRDWOOD STREET BOX HILL SOUTH VIC 3128

3 2 2

Sold Price

\$1,200,000

Sold Date

28-Jul-22

Distance

2.44km



1/11 HILL STREET BOX HILL SOUTH VIC 3128

3 2 2

Sold Price

Sold Date

06-Jul-22

Distance

2.2km



3/20 ORCHARD CRESCENT MONT ALBERT NORTH VIC 3129

3 2 2

Sold Price

Sold Date

14-Oct-22

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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