

## 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 2/16 Box Hill Crescent, 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)

Range between \$930,000 & \$995,000

## Median sale price

Median price \$1,045,000 House Unit X Suburb Mont Albert North

Period - From 01/04/2018 to 31/03/2019 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	1/382 Belmore Rd MONT ALBERT NORTH 3129		07/03/2019
2	2/33 Boondara Rd MONT ALBERT NORTH 3129		15/03/2019
3	1/20 Kerry Pde MONT ALBERT NORTH 3129		15/04/2019

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.



3 3 2

**Rooms:**

**Property Type:** Townhouse (Res)

**Agent Comments**

## Comparable Properties



**1/382 Belmore Rd MONT ALBERT NORTH 3129 (REI)**

3 1 2

**Price:**

**Method:** Private Sale

**Date:** 07/03/2019

**Rooms:** -

**Property Type:** Unit

**Agent Comments**

Sold March 2019 \$917,000 - smaller floorplan on single level and only 1 bathroom

**2/33 Boondara Rd MONT ALBERT NORTH 3129 (REI)**

3 2 2

**Price:**

**Method:** Sold Before Auction

**Date:** 15/03/2019

**Rooms:** -

**Property Type:** Townhouse (Res)

**Agent Comments**

Sold March 2019 \$1,028,000 similar in size but 2 bathrooms instead of 3



**1/20 Kerry Pde MONT ALBERT NORTH 3129 (REI)**

3 1 1

**Price:**

**Method:** Private Sale

**Date:** 15/04/2019

**Rooms:** 5

**Property Type:** Unit

**Agent Comments**

Sold April 2019 \$1,028,000. Single level, 3 bedroom, 1 bathroom, a little older built in 2013