

# 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

1/8 Mitchell Road, 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

\$620,000

&

\$680,000

### Median sale price

Median price

\$893,000

Property Type

Unit

Suburb

Mont Albert North

Period - From

19/10/2020

to

18/10/2021

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	19/114 Shannon St BOX HILL NORTH 3129	\$700,000	30/09/2021
2	4/28 Tyne St BOX HILL NORTH 3129	\$680,000	20/04/2021
3	5/463 Belmore Rd MONT ALBERT NORTH 3129	\$630,000	10/09/2021

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:

19/10/2021 14:20



**Rooms:** 4  
**Property Type:** townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$620,000 - \$680,000  
**Median Unit Price**  
19/10/2020 - 18/10/2021: \$893,000

## Comparable Properties



**19/114 Shannon St BOX HILL NORTH 3129 (REI)**

**Agent Comments**



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 30/09/2021  
**Property Type:** Unit  
**Land Size:** 159.87 sqm approx



**4/28 Tyne St BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 20/04/2021  
**Property Type:** Unit



**5/463 Belmore Rd MONT ALBERT NORTH 3129 (REI)**

**Agent Comments**



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 10/09/2021  
**Rooms:** 3  
**Property Type:** Townhouse (Res)

**Account** - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017