

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

1/13 SUTTON PARADE MONT ALBERT NORTH VIC 3129

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

\$1,550,000

&

\$1,580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,262,500

Property type

Unit

Suburb

Mont Albert North

Period-from

01 Aug 2023

to

31 Jul 2024

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

5/31 STRABANE AVENUE MONT ALBERT NORTH VIC 3129	\$2,250,000	28-Feb-24
4 CHAUCER STREET BOX HILL SOUTH VIC 3128	\$2,240,000	27-Jul-24
75 ELEY ROAD BOX HILL SOUTH VIC 3128	\$1,880,000	03-Jul-24

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: 08 August 2024



**5/31 STRABANE AVENUE MONT
ALBERT NORTH VIC 3129**

 4  3  2

Sold Price ^{RS} **\$2,250,000** Sold Date **28-Feb-24**

Distance **0.59km**



**4 CHAUCER STREET BOX HILL
SOUTH VIC 3128**

 4  3  1

Sold Price ^{RS} **\$2,240,000** Sold Date **27-Jul-24**

Distance **3.17km**



**75 ELEY ROAD BOX HILL SOUTH
VIC 3128**

 4  3  2

Sold Price ^{RS} **\$1,880,000** Sold Date **03-Jul-24**

Distance **4.58km**

RS = Recent sale

UN = Undisclosed Sale

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