

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

26 Milne Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,000,000 & \$1,050,000

Median sale price

Median price \$1,345,000 Property Type House Suburb Mont Albert North

Period - From 01/04/2020 to 30/06/2020 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	34 Maude St BOX HILL NORTH 3129	\$1,070,180	30/06/2020
2	25 Loraine Av BOX HILL NORTH 3129	\$1,060,000	06/06/2020
3	4 Mitta St BOX HILL NORTH 3129	\$1,000,000	14/03/2020

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:

20/07/2020 11:52



 3  1  1

Property Type:

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,050,000

Median House Price

June quarter 2020: \$1,345,000

Comparable Properties



34 Maude St BOX HILL NORTH 3129 (REI)

Agent Comments

 2  1  2

Price: \$1,070,180

Method: Private Sale

Date: 30/06/2020

Rooms: 4

Property Type: House



25 Loraine Av BOX HILL NORTH 3129 (REI)

Agent Comments

 5  2  2

Price: \$1,060,000

Method: Auction Sale

Date: 06/06/2020

Rooms: 6

Property Type: House (Res)



4 Mitta St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,000,000

Method: Auction Sale

Date: 14/03/2020

Property Type: House (Res)

Land Size: 587 sqm approx