

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

2/7 George Street, Mont Albert Vic 3127

Indicative selling price

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

Single price \$900,000

Median sale price

Median price \$746,500

House

Unit

X

Suburb

Mont Albert

Period - From 01/10/2017

to

30/09/2018

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	2/21 Wimmera St BOX HILL NORTH 3129	\$900,000	01/09/2018
2	1/5 Rowland St MONT ALBERT 3127	\$877,500	07/05/2018
3	1/22 Peter St BOX HILL NORTH 3129	\$870,000	13/08/2018

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.

2/7 George Street, Mont Albert Vic 3127

Noel Jones

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Indicative Selling Price

\$900,000

Median Unit Price

Year ending September 2018: \$746,500



3 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



2/21 Wimmera St BOX HILL NORTH 3129 (REI) **Agent Comments**

3 1 2

Price: \$900,000

Method: Auction Sale

Date: 01/09/2018

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 399 sqm approx



1/5 Rowland St MONT ALBERT 3127 (REI/VG) **Agent Comments**

3 1 1

Price: \$877,500

Method: Private Sale

Date: 07/05/2018

Rooms: 5

Property Type: Unit



1/22 Peter St BOX HILL NORTH 3129 (REI/VG) **Agent Comments**

3 1 1

Price: \$870,000

Method: Private Sale

Date: 13/08/2018

Rooms: -

Property Type: Unit

Land Size: 344 sqm approx