

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

1B Cairo Road, Mont Albert North Vic 3129

Indicative selling price

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

Single price

\$859,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Mont Albert North

Period - From

13/10/2019

to

12/10/2020

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	1/42 Severn St BOX HILL NORTH 3129	\$880,000	30/07/2020
2	3/7 Goulburn St BOX HILL NORTH 3129	\$850,000	25/07/2020
3	2/12 Ovens St BOX HILL NORTH 3129	\$830,000	20/06/2020

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:

13/10/2020 16:01



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Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$859,000

Median House Price

13/10/2019 - 12/10/2020: \$1,450,000

Comparable Properties



1/42 Severn St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

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Price: \$880,000

Method: Sold Before Auction

Date: 30/07/2020

Property Type: Unit

Land Size: 410 sqm approx



3/7 Goulburn St BOX HILL NORTH 3129 (REI)

Agent Comments

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Price: \$850,000

Method: Auction Sale

Date: 25/07/2020

Property Type: Townhouse (Res)

Land Size: 226 sqm approx



2/12 Ovens St BOX HILL NORTH 3129 (REI/VG) Agent Comments

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Price: \$830,000

Method: Auction Sale

Date: 20/06/2020

Rooms: 4

Property Type: House (Res)