

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

4a Allison Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,487,500

Property Type House

Suburb Mont Albert North

Period - From 01/10/2022

to 31/12/2022

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	15 Medway St BOX HILL NORTH 3129	\$1,332,500	02/02/2023
2	15 Morris St DONCASTER 3108	\$1,315,000	17/12/2022
3	23 Ada St DONCASTER 3108	\$1,310,000	12/12/2022

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:

23/02/2023 15:34



4 2 2

Rooms: 7

Property Type: House (Res)

Land Size: 660 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

December quarter 2022: \$1,487,500

Comparable Properties



15 Medway St BOX HILL NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$1,332,500

Method: Sold Before Auction

Date: 02/02/2023

Property Type: House (Res)

Land Size: 460 sqm approx



15 Morris St DONCASTER 3108 (REI/VG)

Agent Comments

3 1 2

Price: \$1,315,000

Method: Auction Sale

Date: 17/12/2022

Property Type: House (Res)

Land Size: 777 sqm approx



23 Ada St DONCASTER 3108 (REI/VG)

Agent Comments

4 3 1

Price: \$1,310,000

Method: Private Sale

Date: 12/12/2022

Property Type: House

Land Size: 660 sqm approx

Account - VICPROP