

# 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

49 Melrose Street, Mont Albert North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000

&

\$1,750,000

### Median sale price

Median price \$1,480,000

Property Type House

Suburb Mont Albert North

Period - From 15/07/2020

to

14/07/2021

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	36 Vivianne Av MONT ALBERT NORTH 3129	\$1,754,000	15/05/2021
2	9 Barbara St MONT ALBERT NORTH 3129	\$1,780,000	15/05/2021
3	4 Richard St BOX HILL NORTH 3129	\$1,677,000	08/05/2021

**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:

15/07/2021 14:54



4 2 2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 820 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,650,000 - \$1,750,000  
**Median House Price**  
15/07/2020 - 14/07/2021: \$1,480,000

## Comparable Properties



**36 Vivianne Av MONT ALBERT NORTH 3129 (REI/VG)**

4 3 1

**Price:** \$1,754,000  
**Method:** Auction Sale  
**Date:** 15/05/2021  
**Property Type:** House (Res)  
**Land Size:** 592 sqm approx

**Agent Comments**

smaller block but is not sloppy block so is much better block.



**9 Barbara St MONT ALBERT NORTH 3129 (REI)**

4 1 2

**Price:** \$1,780,000  
**Method:** Auction Sale  
**Date:** 15/05/2021  
**Property Type:** House (Res)  
**Land Size:** 718 sqm approx

**Agent Comments**

smaller block but is not sloppy and in better location.



**4 Richard St BOX HILL NORTH 3129 (REI)**

4 2 2

**Price:** \$1,677,000  
**Method:** Auction Sale  
**Date:** 08/05/2021  
**Property Type:** House (Res)  
**Land Size:** 648 sqm approx

**Agent Comments**

smaller block but in better high school zone.