Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

47 Melrose Street, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,300,000	&	\$1,420,000
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Median sale price

Median price	\$1,512,500	Pro	perty Type	House		Suburb	Mont Albert North
Period - From	01/10/2019	to	30/09/2020		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

Aut	areas or comparable property	1 1100	Date of Sale
1	105 Victoria Cr MONT ALBERT 3127	\$1,398,000	02/05/2020
2	54 Linda Av BOX HILL NORTH 3129	\$1,368,000	24/06/2020
3	70 Shannon St BOX HILL NORTH 3129	\$1,330,000	24/09/2020

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:	19/10/2020 11:02



Date of sale







Property Type: House Land Size: 783 sqm approx **Agent Comments**

Indicative Selling Price \$1,300,000 - \$1,420,000 **Median House Price** Year ending September 2020: \$1,512,500

Comparable Properties



105 Victoria Cr MONT ALBERT 3127 (REI/VG)

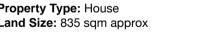
Price: \$1,398,000 Method: Auction Sale Date: 02/05/2020 Rooms: 5

Property Type: House (Res) Land Size: 753 sqm approx



54 Linda Av BOX HILL NORTH 3129 (REI/VG)

Price: \$1,368,000 Method: Private Sale Date: 24/06/2020 Property Type: House Land Size: 835 sqm approx





70 Shannon St BOX HILL NORTH 3129 (REI)

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Price: \$1,330,000 Method: Private Sale Date: 24/09/2020

Property Type: House (Res)

Agent Comments

Agent Comments

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



