

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

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

Median sale price

Median price \$1,512,500

Property 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	Price	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



3 1 1

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) **Agent Comments**

3 1 1

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) **Agent Comments**

3 1 1

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) **Agent Comments**

3 1 3

Price: \$1,330,000
Method: Private Sale
Date: 24/09/2020
Property Type: House (Res)