

# 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

4/2 Allison Road, 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 \$560,000 & \$600,000

### Median sale price

Median price \$1,256,000 Property Type Unit Suburb Mont Albert North

Period - From 01/06/2021 to 31/05/2022 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	2/32 Zetland Rd MONT ALBERT 3127	\$595,000	09/02/2022
2	2/54 Tyne St BOX HILL NORTH 3129	\$575,000	30/04/2022
3	17/98 Carrington Rd BOX HILL 3128	\$570,000	13/02/2022

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:

01/06/2022 13:26



**Property Type:**

Agent Comments

## Comparable Properties



**2/32 Zetland Rd MONT ALBERT 3127 (VG)**

Agent Comments



**Price:** \$595,000

**Method:** Sale

**Date:** 09/02/2022

**Property Type:** Flat/Unit/Apartment (Res)



**2/54 Tyne St BOX HILL NORTH 3129 (REI)**

Agent Comments



**Price:** \$575,000

**Method:** Auction Sale

**Date:** 30/04/2022

**Property Type:** Unit

**17/98 Carrington Rd BOX HILL 3128 (VG)**

Agent Comments



**Price:** \$570,000

**Method:** Sale

**Date:** 13/02/2022

**Property Type:** Subdivided Flat - Single OYO Flat

**Account - Philip Webb**