

## 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

2/59 ORCHARD CRESCENT MONT ALBERT NORTH VIC 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

Unit

Suburb

Mont Albert North

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

1/648 ELGAR ROAD BOX HILL NORTH VIC 3129

\$800,000

14-Feb-24

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 6 months.

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**1/648 ELGAR ROAD BOX HILL  
NORTH VIC 3129**

 2  1  2

Sold Price <sup>RS</sup> **\$800,000** Sold Date **14-Feb-24**

Distance **1.09km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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