

# 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

7/350 Mont Albert Road, Mont Albert Vic 3127

### Indicative selling price

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

Range between

\$670,000

&

\$730,000

### Median sale price

Median price

\$829,500

Property Type

Unit

Suburb

Mont Albert

Period - From

01/10/2019

to

31/12/2019

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	410/15-21 Harrow St BOX HILL 3128	\$725,000	21/09/2019
2	202/117 Croydon Rd SURREY HILLS 3127	\$699,000	14/10/2019
3	1/34 Albert Cr SURREY HILLS 3127	\$667,500	24/08/2019

**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:

14/02/2020 10:40

 2  2  1

**Property Type:**

Agent Comments

**Indicative Selling Price**

\$670,000 - \$730,000

**Median Unit Price**

December quarter 2019: \$829,500

## Comparable Properties



**410/15-21 Harrow St BOX HILL 3128 (REI)**

 3  2  2

**Price:** \$725,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Rooms:** 5

**Property Type:** Apartment

Agent Comments

This is a 3 bedroom property but has quite a similar floor plan to ours. This sits at the top of our range.



**202/117 Croydon Rd SURREY HILLS 3127 (REI)**

 2  2  1

**Price:** \$699,000

**Method:** Private Sale

**Date:** 14/10/2019

**Rooms:** 5

**Property Type:** Apartment

Agent Comments

This is a newer style apartment. It has the same demographic as ours and sits in the middle of our estimated range.

**1/34 Albert Cr SURREY HILLS 3127 (REI)**

 2  1  1

**Price:** \$667,500

**Method:** Auction Sale

**Date:** 24/08/2019

**Rooms:** 1

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

Agent Comments

This has one less bathroom than our property. This is just shy of our bottom end. We believe that they are quite similar still.