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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$670,000		&		\$730,000			
Median sale pi	rice							
Median price	\$829,500	Pro	operty Type	Unit			Suburb	Mont Albert
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ad	dress 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

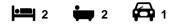
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

14/02/2020 10:40







Property Type: Agent Comments

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

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Price: \$725,000

Indicative Selling Price \$670,000 - \$730,000 Median Unit Price December quarter 2019: \$829,500

Comparable Properties





Method: Auction Sale Date: 21/09/2019 Rooms: 5 Property Type: Apartment 202/117 Croydon Rd SURREY HILLS 3127 (REI) Price: \$699,000 Method: Private Sale Date: 14/10/2019

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.

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)

6 1



Property Type: Apartment

Rooms: 5

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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.