

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

3/573 Elgar Road, Mont Albert North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$770,000

&

\$830,000

Median sale price

Median price \$1,257,000

Property Type Unit

Suburb Mont Albert North

Period - From 01/04/2021

to 31/03/2022

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	23 Victoria Cr MONT ALBERT 3127	\$821,500	25/06/2022
2	9 Warwick St BOX HILL NORTH 3129	\$818,000	10/03/2022
3	4/392 Belmore Rd MONT ALBERT NORTH 3129	\$808,000	28/05/2022

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:

11/07/2022 13:54

3/573 Elgar Road, Mont Albert North Vic 3129



2 2 2

Rooms: 4
Property Type: Unit
Land Size: 277 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$830,000
Median Unit Price
Year ending March 2022: \$1,257,000

Comparable Properties



23 Victoria Cr MONT ALBERT 3127 (REI)

Agent Comments

2 1 2

Price: \$821,500
Method: Auction Sale
Date: 25/06/2022
Property Type: Unit



9 Warwick St BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 1

Price: \$818,000
Method: Private Sale
Date: 10/03/2022
Property Type: House
Land Size: 211 sqm approx



4/392 Belmore Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

2 2 1

Price: \$808,000
Method: Auction Sale
Date: 28/05/2022
Property Type: Townhouse (Res)

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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