

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

12/601 Elgar Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$1,010,000 Property Type Unit Suburb Mont Albert North

Period - From 16/03/2022 to 15/03/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

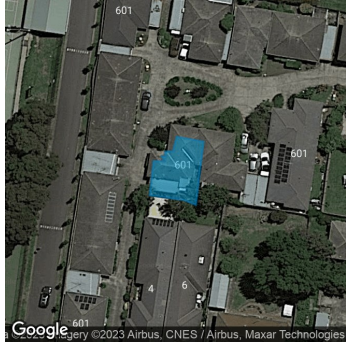
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	11/82 Victoria Cr MONT ALBERT 3127	\$692,000	15/10/2022
2	3/21 Thames St BOX HILL 3128	\$661,000	11/02/2023
3			

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: 16/03/2023 15:07



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Property Type: Unit
Land Size: 131 sqm approx
Agent Comments

Indicative Selling Price

\$590,000 - \$649,000

Median Unit Price

16/03/2022 - 15/03/2023: \$1,010,000

Comparable Properties



11/82 Victoria Cr MONT ALBERT 3127 (REI/VG)

Agent Comments

 2  1  1

Price: \$692,000
Method: Auction Sale
Date: 15/10/2022
Property Type: Unit
Land Size: 74 sqm approx



3/21 Thames St BOX HILL 3128 (REI)

Agent Comments

 2  1  1

Price: \$661,000
Method: Auction Sale
Date: 11/02/2023
Property Type: Unit

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.