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

1B Dunloe Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between $630,000 & $690,000

Median sale price

| Median price | $920,000 | Property Type | Unit | Suburb | Mont Albert North |

| Period - From | 26/05/2020 | to | 25/05/2021 | 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	4/738 Elgar Rd DONCASTER 3108	$621,000	22/05/2021
2	10/8 John St BOX HILL 3128	$720,000	15/05/2021
3	4/773 Station St BOX HILL NORTH 3129	$660,000	07/05/2021

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: 26/05/2021 09:12

CONSUMER AFFAIRS VICTORIA

🛏 2 🛁 1 🚗 **2 (car ports)**

Property Type:

Agent Comments

Indicative Selling Price
$630,000 - $690,000
Median Unit Price
26/05/2020 - 25/05/2021: $920,000

Comparable Properties

4/738 Elgar Rd DONCASTER 3108 (REI)

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Price: $621,000
Method: Auction Sale
Date: 22/05/2021
Property Type: Townhouse (Res)

Agent Comments

10/8 John St BOX HILL 3128 (REI)

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Price: $720,000
Method: Auction Sale
Date: 15/05/2021
Property Type: Townhouse (Res)

Agent Comments

4/773 Station St BOX HILL NORTH 3129 (REI)

🛏 2 🛁 1 🚗 1

Price: $660,000
Method: Sold Before Auction
Date: 07/05/2021
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700