

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

30 Bundoran Parade, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,429,000

Property Type House

Suburb Mont Albert North

Period - From 01/01/2021

to

31/03/2021

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	1/63 Box Hill Cr MONT ALBERT NORTH 3129	\$1,510,000	04/05/2021
2	14b Moselle St MONT ALBERT NORTH 3129	\$1,479,000	13/03/2021
3	1/33 Boondara Rd MONT ALBERT NORTH 3129	\$1,450,000	03/04/2021

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:

11/05/2021 09:41



4 2 2

Property Type: house

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

March quarter 2021: \$1,429,000

Comparable Properties



1/63 Box Hill Cr MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$1,510,000

Method: Private Sale

Date: 04/05/2021

Property Type: House



14b Moselle St MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$1,479,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)



1/33 Boondara Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$1,450,000

Method: Sold Before Auction

Date: 03/04/2021

Property Type: Townhouse (Res)