

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

1/33 Boondara Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$927,500

Property Type Unit

Suburb Mont Albert North

Period - From 01/01/2020

to 31/12/2020

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	5/246 Belmore Rd BALWYN 3103	\$1,365,000	20/02/2021
2	2/58 Belgravia Av MONT ALBERT NORTH 3129	\$1,300,000	28/09/2020
3	2/44a Banool Rd SURREY HILLS 3127	\$1,290,000	01/12/2020

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:

09/03/2021 10:38



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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Unit Price

Year ending December 2020: \$927,500

Comparable Properties



5/246 Belmore Rd BALWYN 3103 (REI)

Agent Comments

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Price: \$1,365,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Townhouse (Res)



2/58 Belgravia Av MONT ALBERT NORTH 3129 Agent Comments
(VG)

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Price: \$1,300,000

Method: Sale

Date: 28/09/2020

Property Type: Strata Unit/Villa Unit/Townhouse
- Single OYO Unit



2/44a Banool Rd SURREY HILLS 3127
(REI/VG)

Agent Comments

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Price: \$1,290,000

Method: Private Sale

Date: 01/12/2020

Property Type: Townhouse (Single)