

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 7 Morris Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,635,500 House X Unit Suburb Mont Albert North

Period - From 01/01/2018 to 31/03/2018 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	217 Dorking Rd BOX HILL NORTH 3129	\$1,095,000	05/05/2018
2	7 Inglis St BOX HILL NORTH 3129	\$1,088,000	03/05/2018
3	73 Woodhouse Gr BOX HILL NORTH 3129	\$1,052,000	02/06/2018

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.



3
 1
 2

Rooms: 7

Property Type: House

Land Size: 594 sqm approx

Agent Comments

Character weatherboard on elevated block with renovated kitchen and good floor plan. Ideal for your dream home, further enhance with renovations or invest.

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2018: \$1,635,500

Comparable Properties



217 Dorking Rd BOX HILL NORTH 3129 (REI)

Agent Comments

3
 2
 2

Price: \$1,095,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 4

Property Type: House (Res)

Land Size: 640 sqm approx



7 Inglis St BOX HILL NORTH 3129 (REI)

Agent Comments

2
 1
 2

Price: \$1,088,000

Method: Private Sale

Date: 03/05/2018

Rooms: -

Property Type: House (Res)



73 Woodhouse Gr BOX HILL NORTH 3129 (REI)

Agent Comments

3
 1
 1

Price: \$1,052,000

Method: Auction Sale

Date: 02/06/2018

Rooms: 6

Property Type: House

Land Size: 585 sqm approx