

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

8/1 Nangnak Lane, Mont Albert Vic 3127

Indicative selling price

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

Single price

\$899,000

Median sale price

Median price

\$1,320,000

Property Type

Townhouse

Suburb

Mont Albert

Period - From

21/10/2022

to

20/10/2023

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	1/372 Elgar Rd BOX HILL 3128	\$920,000	31/08/2023
2	12 Medway St BOX HILL NORTH 3129	\$917,000	12/08/2023
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:

21/10/2023 11:50



2 2 1

Property Type:
Agent Comments

Indicative Selling Price

\$899,000

Median Townhouse Price

21/10/2022 - 20/10/2023: \$1,320,000

Comparable Properties



1/372 Elgar Rd BOX HILL 3128 (REI/VG)

Agent Comments

3 1 1

Price: \$920,000

Method: Sold Before Auction

Date: 31/08/2023

Property Type: House (Res)



12 Medway St BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 1

Price: \$917,000

Method: Auction Sale

Date: 12/08/2023

Property Type: Townhouse (Res)

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.

Account - The One Real Estate (AU) | P: 03 7007 5707