

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 27 Williamson Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,620,000 House X Unit Suburb Mont Albert North

Period - From 01/04/2017 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	414 Belmore Rd MONT ALBERT NORTH 3129	\$1,300,000	24/02/2018
2	19 Mitta St BOX HILL NORTH 3129	\$1,280,000	20/04/2018
3	4 Inglis St BOX HILL NORTH 3129	\$1,225,000	23/04/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending March 2018: \$1,620,000

Comparable Properties



414 Belmore Rd MONT ALBERT NORTH 3129 (REI/VG) Agent Comments

3 2 -

Price: \$1,300,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 583 sqm approx



19 Mitta St BOX HILL NORTH 3129 (REI) Agent Comments

4 2 3

Price: \$1,280,000
Method: Private Sale
Date: 20/04/2018
Rooms: 6
Property Type: House (Res)
Land Size: 663 sqm approx



4 Inglis St BOX HILL NORTH 3129 (REI) Agent Comments

3 1 3

Price: \$1,225,000
Method: Private Sale
Date: 23/04/2018
Rooms: 4
Property Type: House (Res)