

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

5/7 Dunloe Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$1,042,500

Property Type

Unit

Suburb

Mont Albert North

Period - From

15/02/2022

to

14/02/2023

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	3/872 Station St BOX HILL NORTH 3129	\$730,000	08/10/2022
2	5/29 Victoria St BOX HILL 3128	\$700,000	17/12/2022
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:

15/02/2023 16:30



 2  1  2

Property Type: Unit
Land Size: 185 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
15/02/2022 - 14/02/2023: \$1,042,500

Comparable Properties

**3/872 Station St BOX HILL NORTH 3129
(REI/VG)**

Agent Comments

 2  1  1

Price: \$730,000
Method: Auction Sale
Date: 08/10/2022
Property Type: Unit
Land Size: 290 sqm approx



5/29 Victoria St BOX HILL 3128 (REI)

Agent Comments

 2  1  2

Price: \$700,000
Method: Auction Sale
Date: 17/12/2022
Property Type: Unit
Land Size: 166 sqm approx

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.