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	373 Elgar Road, Mont Albert Vic 3127
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price \$2,379,000	Property Type	House	Suburb	Mont Albert
Period - From 01/10/2023	to 30/09/2024	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

Address of comparable property		Price	Date of sale
1	102 Clyde St BOX HILL NORTH 3129	\$1,280,000	13/11/2024
2	810 Canterbury Rd BOX HILL SOUTH 3128	\$1,365,000	26/10/2024
3	3 Haig St BOX HILL SOUTH 3128	\$1,400,000	25/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price**

Year ending September 2024: \$2,379,000



Property Type: House (Res) Land Size: 451 sqm approx

Agent Comments

Comparable Properties



102 Clyde St BOX HILL NORTH 3129 (REI)

Price: \$1,280,000 Method: Private Sale Date: 13/11/2024 Property Type: House Land Size: 336 sqm approx

Agent Comments



810 Canterbury Rd BOX HILL SOUTH 3128 (REI)



Price: \$1,365,000 Method: Auction Sale Date: 26/10/2024

Property Type: House (Res) Land Size: 723 sqm approx

Agent Comments



3 Haig St BOX HILL SOUTH 3128 (REI/VG)

Price: \$1,400,000 Method: Auction Sale Date: 25/05/2024

Property Type: House (Res) Land Size: 681 sqm approx **Agent Comments**

Account - A-Z Real Estate Agency | P: 03 9815 1124





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