

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

365 Elgar Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,625,000 Property Type House Suburb Mont Albert

Period - From 01/10/2018 to 30/09/2019 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	30 Acacia St BOX HILL 3128	\$1,580,000	18/06/2019
2	18 Merton St BOX HILL 3128	\$1,500,000	14/09/2019
3	46 Pembroke St SURREY HILLS 3127	\$1,475,000	04/06/2019

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:

09/11/2019 16:01

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending September 2019: \$1,625,000



 3  2  2

Property Type: House (Previously Occupied - Detached)

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



30 Acacia St BOX HILL 3128 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,580,000

Method: Private Sale

Date: 18/06/2019

Rooms: 7

Property Type: House

Land Size: 587 sqm approx



18 Merton St BOX HILL 3128 (REI)

Agent Comments

 4  2  2

Price: \$1,500,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)



46 Pembroke St SURREY HILLS 3127 (REI/VG) Agent Comments

 3  1  1

Price: \$1,475,000

Method: Private Sale

Date: 04/06/2019

Property Type: House

Land Size: 792 sqm approx