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	2/37 Boondara 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 & $1,320,000

Median sale price

Median price $1,342,500 Property Type Townhouse Suburb Mont Albert North

Period - From 06/02/2022 to 05/02/2023 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	2/6 Kaarumba Gr BALWYN 3103	$1,350,000	01/09/2022
2	1/40 Peter St BOX HILL NORTH 3129	$1,269,000	20/08/2022
3	3/20 Orchard Cr MONT ALBERT NORTH 3129	$1,200,000	13/10/2022

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: 06/02/2023 09:01

2/37 Boondara Road, Mont Albert North Vic 3129



4 3 2

Property Type: House
Land Size: 180.54 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median Townhouse Price
06/02/2022 - 05/02/2023: $1,342,500

Comparable Properties



2/6 Kaarumba Gr BALWYN 3103 (VG)

3 - -

Price: $1,350,000
Method: Sale
Date: 01/09/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

1/40 Peter St BOX HILL NORTH 3129 (VG)

5 - -

Price: $1,269,000
Method: Sale
Date: 20/08/2022
Property Type: Flat
Land Size: 710 sqm approx

Agent Comments



3/20 Orchard Cr MONT ALBERT NORTH 3129 (REI/VG)

3 2 2

Price: $1,200,000
Method: Sold Before Auction
Date: 13/10/2022
Property Type: Unit

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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