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	36 Boondara Road, Mont Albert North Vic 3129

Indicative selling price

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

Single price $1,298,000

Median sale price

Median price $1,750,000 Property Type House Suburb Mont Albert North

Period - From 01/01/2022 to 31/12/2022 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	34 Valda Av MONT ALBERT NORTH 3129	$1,291,000	11/03/2023
2	19 Ovens St BOX HILL NORTH 3129	$1,270,000	04/03/2023
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: 29/03/2023 10:47

36 Boondara Road, Mont Albert North Vic 3129



3 2 5

Property Type: House (Res)
Land Size: 679 sqm approx

Agent Comments

Indicative Selling Price
$1,298,000
Median House Price
Year ending December 2022: $1,750,000

Comparable Properties



34 Valda Av MONT ALBERT NORTH 3129 (REI)

3 1 1

Price: $1,291,000
Method: Sold Before Auction
Date: 11/03/2023
Rooms: 5
Property Type: House (Res)
Land Size: 584 sqm approx

Agent Comments

Smaller land size than ours. This is in close proximity to our property.



19 Ovens St BOX HILL NORTH 3129 (REI)

3 1 3

Price: $1,270,000
Method: Auction Sale
Date: 04/03/2023
Property Type: House (Res)
Land Size: 611 sqm approx

Agent Comments

A bit further out but property style is comparable.

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.

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

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