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	8/601 Elgar Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between $560,000 & $600,000

Median sale price

Median price $1,498,500 Property Type House Suburb Mont Albert North

Period - From 01/01/2024 to 31/03/2024 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	Price	Date of sale
1	3/18 Severn St BOX HILL NORTH 3129	$691,000	20/04/2024
2	1/21 Thames St BOX HILL 3128	$663,000	11/05/2024
3	9/96 Severn St BOX HILL NORTH 3129	$560,000	15/01/2024

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: 24/06/2024 13:39

8/601 Elgar Road, Mont Albert North Vic 3129



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$560,000 - $600,000
Median House Price
March quarter 2024: $1,498,500

Comparable Properties



3/18 Severn St BOX HILL NORTH 3129 (REI)

2 1 1

Price: $691,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Unit
Land Size: 145 sqm approx

Agent Comments



1/21 Thames St BOX HILL 3128 (REI)

2 1 1

Price: $663,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Unit

Agent Comments



9/96 Severn St BOX HILL NORTH 3129 (VG)

2 - -

Price: $560,000
Method: Sale
Date: 15/01/2024
Property Type: Strata Unit - Conjoined

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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