

# 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

24 Cairo Road, Mont Albert North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,250,000

&

\$1,375,000

### Median sale price

Median price

\$1,660,000

Property Type

House

Suburb

Mont Albert North

Period - From

01/07/2023

to

30/06/2024

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	17 Ovens St BOX HILL NORTH 3129	\$1,329,000	10/08/2024
2	595 Elgar Rd MONT ALBERT NORTH 3129	\$1,280,000	03/07/2024
3	14 Arnott St MONT ALBERT NORTH 3129	\$1,395,000	27/06/2024

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:

04/09/2024 14:36



 4  1  3

**Property Type:** House

**Land Size:** 611 sqm approx.

**Agent Comments**

David Ferro  
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**Indicative Selling Price**

\$1,250,000 - \$1,375,000

**Median House Price**

Year ending June 2024: \$1,660,000

## Comparable Properties



**17 Ovens St BOX HILL NORTH 3129 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,329,000

**Method:** Auction Sale

**Date:** 10/08/2024

**Property Type:** House (Res)

**Land Size:** 617 sqm approx



**595 Elgar Rd MONT ALBERT NORTH 3129 (REI)**

**Agent Comments**

 4  2  5

**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 03/07/2024

**Property Type:** House

**Land Size:** 585 sqm approx



**14 Arnott St MONT ALBERT NORTH 3129 (REI)** **Agent Comments**

 3  1  -

**Price:** \$1,395,000

**Method:** Private Sale

**Date:** 27/06/2024

**Property Type:** House (Res)

**Land Size:** 631 sqm approx