

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 24 Cairo Road, Mont Albert North Vic 3129
Including suburb and postcode

Indicative selling price

For the meaning of this price see 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



Property Type: House

Land Size: 611 sqm approx.

Agent Comments

David Ferro
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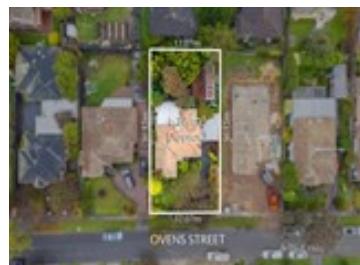
Indicative Selling Price

\$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



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



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



Price: \$1,395,000

Method: Private Sale

Date: 27/06/2024

Property Type: House (Res)

Land Size: 631 sqm approx

Account - Jellis Craig | P: 98305966