

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

597 Elgar Road, Mont Albert North, VIC 3129

INDICATIVE SELLING PRICE

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

Single Price \$1,199,000

MEDIAN SALE PRICE

Median price \$1,525,000 | House | Mont Albert North (3129)

Period - From 1 August 2016 to 28 August 2017 | Source - realestate.com.au

COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 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
558 ELGAR RD, BOX HILL NORTH VIC 3129	\$1,110,000	01/06/2017
723 ELGAR RD, DONCASTER VIC 3108	\$1,700,000	27/05/2017
629 ELGAR RD, MONT ALBERT NORTH VIC 3129	\$1,030,000	19/09/2015