



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 523 Elgar Road, MONT ALBERT NORTH 3129

House



3 beds



1 baths



2 parking

## Indicative selling price

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

**Range from \$988,000 -  
\$1,086,000**

## Median sale price

Median **House** for **MONT ALBERT NORTH** for period **Jul 2016 - Jun 2017**  
Sourced from **Pricefinder**.

**\$1,455,500**

## Comparable property sales

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 the most comparable to the property for sale.


**38 Boondara Road,** Price **\$1,000,002** Sold 19 May 2017  
Mont Albert North 3129

**29 Valda Avenue,** Price **\$1,085,000** Sold 02 April 2017  
Mont Albert North 3129

**746 Whitehorse Road,** Price **\$968,000** Sold 11 September 2017  
Mont Albert 3129

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

## Contact agents

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