# 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

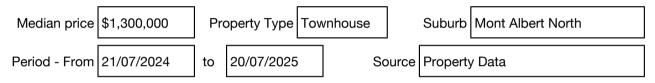
23 Botanic Walk, Mont Albert North Vic 3129

#### Indicative selling price

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Single price \$1,120,000

#### Median sale price



#### 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	4/70 Dunloe Av MONT ALBERT NORTH 3129	\$1,115,000	16/04/2025
2	8/102-106 Watts St BOX HILL NORTH 3129	\$1,080,000	14/04/2025
3	1/2 Hotham St MONT ALBERT 3127	\$1,305,000	28/12/2024

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:

21/07/2025 10:23

