

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

2/9 Louise Avenue, Mont Albert VIC 3127

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$750,000

Property Type

Unit

Suburb

Mont Albert

Period - From

23/07/2024

to

22/01/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
7 Chestnut St, Surrey Hills Vic	\$835,000	17/11/2024
136 Windsor Cr, Surrey Hills Vic	\$836,000	07/12/2024
91 Warrigal Rd, Surrey Hills Vic	\$842,000	08/10/2024

This Statement of Information was prepared on:

23/01/2025