

# 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

1/19 Hotham Street, Mont Albert Vic 3127

### Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,950,000 Property Type House Suburb Mont Albert

Period - From 01/07/2024 to 30/09/2024 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	4/1e Braemar St MONT ALBERT NORTH 3129	\$1,685,000	30/11/2024
2	2/23 Francesca St MONT ALBERT NORTH 3129	\$1,315,000	05/10/2024
3	2/17 Francesca St MONT ALBERT NORTH 3129	\$1,200,000	17/09/2024

**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:

30/12/2024 11:48

1/19 Hotham Street, Mont Albert Vic 3127

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



 4  2  2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000

**Median House Price**  
September quarter 2024: \$1,950,000

## Comparable Properties



**4/1e Braemar St MONT ALBERT NORTH 3129 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,685,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** Townhouse (Res)

**Land Size:** 428 sqm approx



**2/23 Francesca St MONT ALBERT NORTH 3129 (REI/VG)** Agent Comments

 4  2  2

**Price:** \$1,315,000

**Method:** Sold Before Auction

**Date:** 05/10/2024

**Property Type:** Townhouse (Res)

**2/17 Francesca St MONT ALBERT NORTH 3129 (VG)**

Agent Comments

 4  -  -

**Price:** \$1,200,000

**Method:** Sale

**Date:** 17/09/2024

**Property Type:** Strata Unit/Villa Unit/Townhouse - Single  
OYO Unit

Account - Heavyside



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